A. TASNIM UDDIN (Applicant)

Property Owner (if different from applicant). Same

03-2-CZ12-1 (02-266) BCC/District 7 Hearing Date: 10/9/03

	mier (ii amereni ii ein	<u> </u>		
	n option to purchase [quest? Yes □ No	☐ / lease ☐ the property pre ☑	edicated on the appr	oval of the
Disclosure	of interest form attach	ned? Yes □ No ☑		
	<u>Previou</u>	s Zoning Hearings on the Pi	roperty:	
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 12 MOTION SLIP

Applicant Name: TASNIM UDDIN

Representative: <u>Jerry Proctor</u> Objectors: <u>Clara Jacobson</u>

Hearing No. 03-2-CZ12-1 (02-266) Hearing Date: February 18, 2003

Resolution No. CZAB12- -03

Motion:
Per Department
Standard Conditions:
Per DIC
Deferred to: April 8, 2003

Approved as Requested _____ Withdrawal _____

Denied Without Prejudice

Other: To correct an error in the legal and to work with the neighbors

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Douglas Kruger	X		
Jose I. Valdes		X	
Nelson A. Varona	X	1	
Robert W. Wilcosky	X		
Peggy Brodeur,		X	†

VOTE: 3 TO 2

EXHIBITS: YES ___ NO X County Attorney: Thomas Robertson

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 12 MOTION SLIP

Applicant Name: TASNIM UDDIN Clara Jacobson, Manny Dipetra Dan Brown, Vivian Leon Tony Sherche, Jose Cruz Jerry Proctor Objectors: Mike Goldberg Representative: Rob Curtis Hearing Date: April 8, 2003 Hearing No. 03-2-CZ12-1 (02-266) Resolution No. CZAB12-___-03 Motion: Standard Conditions: _____ Per Department Deferred to: May 13, 2003 Per DIC Withdrawal Approved as Requested Denied Without Prejudice Denied With Prejudice Other: At Board's request for applicant to work with the neighbors.

		Yes	No	Absent
Millie Herrera	M	X		
Douglas Krueger		X		
Jose I. Valdes		X		
Nelson A. Varona	S	X	1	
Robert W. Wilcosky		Ì	1	X
Peggy Brodeur,		X		1

YES _____

YES _____

Revised plans accepted?

Covenant accepted?

VOTE: 5 TO 0

EXHIBITS: YES X NO ___ County Attorney: Stephen Steglitz

MIAMI-DADE COUNTY **COMMUNITY ZONING APPEALS BOARD - AREA 12** MOTION SLIP

Resolution No. CZAB12-___-03

Applicant Name: TASNIM UDDIN

Clara Jacabson,

Manny Dietra, Vivian Leon

Representative: Jerry Proctor

Objectors: Frank Carbala, Don Brown

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: May 13, 2003

Motion: Standard Conditions: _____ Per Department Deferred to: June 11, 2003 Per DIC Withdrawal _____ Approved as Requested Denied Without Prejudice Denied With Prejudice Other: The motion was to deny the application without prejudice, and the motion ended in a tied vote. The application was automatically deferred to the next scheduled hearing, and the Board, during this period of time, hopes to have an additional Board member (a seventh member) in place for the hearing in June. YES _____ Revised plans accepted? YES _____ Covenant accepted?

		Yes	No	Absent
Millie Herrera			X	
Douglas Krueger	•		Х	
Jose I. Valdes		X		
Nelson A. Varona	M		X	
Robert W. Wilcosky	S	X		
Peggy Brodeur,		X		

VOTE: 3 TO 3

NO ____

County Attorney: Thomas Robertson

2002

CLERK OF BOARD

DATE: 9/11/03

#**Z**-

APPLICANT: 1. Tasnim Uddin - (03-2-CZ12-1/02-266)

MOTION: Deferred to September 25, 2003, with no further advertising or notice.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				х
Diaz	s	х		
Ferguson				х
Heyman		x		
Martinez		x		
Morales	m	x		
Moss				х
Rolle		х		
Seijas				X
Sorenson		X		
Sosa		x		ļ
Soute				X
Chair Carey-Shuler				x
TOTAL		7	0	6

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Tasnim Uddin PH: Z02-266 (03-2-CZ12-1)

SECTION: 28-54-40 **DATE:** October 9, 2003

COMMISSION DISTRICT: 7 ITEM NO.: A

A. INTRODUCTION

o **REQUEST**:

Manuel H. Piedra is appealing the application of Tasmin Uddin on the decision of Community Zoning Appeals Board # 12 which approved the following:

EU-1 to RU-3M

o SUMMARY OF REQUEST:

The appellant is seeking to appeal the decision of the Community Zoning Appeals Board-12 which approved the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o LOCATION:

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o SIZE: 0.76± Acre

o IMPACT:

The property can currently be developed with one (1) unit; however, nine (9) units may be permitted on the site with the rezoning to RU-3M. The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. <u>COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):</u>

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
- 2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped,

> whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; vacant lot

Office/Residential

Surrounding Property:

NORTH: EU-1; single-family residence

Residential, 2.5 to 6.0 dua

SOUTH: RU-4M; apartments

Office/Residential

EAST: EU-1; wellfield Institutional and Public Facility

WEST: RU-4M; apartments

Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:

Acceptable*

Location of Buildings:

N/A

Compatibility: Landscape Treatment: Acceptable* N/A

Open Space:

N/A

Buffering:

N/A **Acceptable**

Access:

N/A

Parking Layout/Circulation: Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

^{*}with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
No objection
No objection
No objection

Schools 3 additional students

H. ANALYSIS:

This application was deferred from the September 11, 2003 and September 25, 2003 meetings. The appellant, Manuel H. Piedra, is seeking to appeal the decision of the Community Zoning Appeals Board-12 approving the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The appellant alleges that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and a single-family neighborhood and that the location of same adjacent to a wellfield will have an unfavorable impact on natural resources.

This application was approved by Community Zoning Appeals Board-12 on June 11, 2003, by a vote of 4 to 2, pursuant to Resolution CZAB12-22-03. The approval allows the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant was not required to submit a site plan in conjunction with this application, and has not requested alternative site development options of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant proffered a covenant at the time of the CZAB-12 hearing, limiting the development of the site to eight (8) townhouse units, requiring site plan approval through the Administrative Site Plan Review

process, and providing enhanced landscaping along the north property line abutting the existing single-family residence to the north.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate 12 PM daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". Miami-Dade County Public Schools has indicated that the proposed rezoning will bring an additional 3 students to the schools in the area. Dialogue between the applicant and the School District has taken place and no mitigation options were generated due to the small size of the site.

The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be consistent with the CDMP. As previously mentioned, the applicant proffered a covenant to the CZAB-12 that restricts the development of the site to eight (8) units as permitted by the CDMP and the proposed RU-3M zoning. Additionally, the covenant includes language requiring enhanced landscaping between the site and the abutting existing single-family use to the north. The covenant also states that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be compatible with the surrounding area. Notwithstanding the appellant's contention that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and that it will have an unfavorable impact on natural resources, staff notes that the Department of Environmental Resources (DERM) has given its approval of the subject application. In DERM's memorandum on same, DERM indicates that the rezoning of the

subject site located within the basic protection area of the Alexander Orr Wellfield, would permit development at a density that would generate a wastewater flow greater than permitted by Chapter 24. As such, the property owner applied for a variance of the maximum permitted wastewater flow before the Environmental Quality Control Board (EQCB). The EQCB approved the construction of ten (10) apartment or townhouse units on the site and subsequently, DERM offered no objections to the approval of the application. Staff is of the opinion that since the applicant will be limiting the development to eight (8) units, which is consistent wit the CDMP and which is below that approved by the EQCB, the decision of CZAB-12 should be upheld. As such, staff recommends denial of this appeal, and the approval of this application.

I. RECOMMENDATION:

Denial of the appeal and approval of the application subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS**: None.

DATE INSPECTED:

07/28/03

DATE TYPED:

08/07/03

DATE REVISED:

08/13/03, 09/12/03, 09/15/03

DATE FINALIZED:

09/30/03

DO'QW:AJT:MTF:REM:TLR

Diane O' Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams Director Department of Planning and Zoning

DATE:

September 15, 2003

6.53 13 2003

SUBJECT:

C-12 #Z2002000266-3rd Revision

Tasinim Uddin

E/O SW 89th Court & N/O SW 72nd Street

DBC from EU-1 to RU-3M

(EU-1) (0.76 Ac.)

28-54-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. The Board found that the use of ultra-low volume fixtures would reduce the residential sewage flow approximately ten percent (10%). The Board also found that the subsequent flow reduction translates into a sewage loading rate of 2,069 GPD/Ac., or 129% of what the Code allows for apartments, and a sewage loading rate of 2,586 GPD/Ac., or 162% of what the Code allows for townhouses.

The Board also found that the Miami-Dade Water & Sewer Department (MDWASD) owns the property, which abuts the subject property to the east, and that immediately to the east of the WASD property is the State Road 874 right-of-way. Additionally, the Board found that, although the property abutting the subject property is not defined as public right-of-way, it may not be developed, while it contains the Alexander Orr Wellfield treatment plant and wells. The Board further finds that, if these properties were considered public right-of-way, their area would exceed two acres gross; and consequently, a variance for the proposed residential development would not be required. The Board further found that prior to any development on the MDWASD property, the on-site public water supply wells would be removed; and thereby, the corresponding wellfield restrictions would be eliminated. In addition, the Board found that the Petitioner would utilize ductile iron pipes in order to minimize wastewater leakage.

C-12 #Z2002000266-3rd Revision

Tasinim Uddin

Page 2

Finally, the Board found that, based upon the evidence and testimony presented granting the Petitioner's request for a variance from the above noted Code requirements in order to construct a ten (10)-unit apartment development served by public sanitary sewers on the subject property will not be detrimental to the public health, welfare and safety, will not create a nuisance and will not materially increase the level of pollution in this County. Accordingly, the EQCB granted the requested variance subject to the following conditions:

- 1. All sanitary sewer pipes connecting the proposed ten (10)-unit apartment development to the public sanitary sewer system shall be ductile iron pipe or any other material exhibiting similar leakage characteristics.
- 2. Ultra-low volume fixtures shall be installed throughout the subject apartment development.

Consequently, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

12

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency

C-1,2 #Z2002000266-3rd Revision



Page 4

review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	. C
F-1067	SW 72 St. e/o Palmetto Expwy.	С	С
9704	SW 97 Ave. s/o SW 88 St.	С	C
F-1076	SW 87 Ave. n/o SW 85 St.	С	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Raul A. Pino, P.L.S.

FEB. O 4 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent Facilities Operations, Maintenance and Planning

June 9, 2003

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County
Department of Planning and Zoning Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re:

Tasnim Uddin - Application No. 02-266 (CC12) East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 22, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers June 9, 2003 Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

Newresidential unit square footage X.90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good
Coordinator III

PG:am L-1359 Attachment

cc: Ms. Ana Rijo-Conde

Mr. Fernando Albuerne Mr. Michael A. Levine Mr. Ivan M. Rodriguez Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-266, Tasnim Uddin (CC12)

REQUEST:

Zoning change from EU-1 to RU-3M

ACRES:

.76 acres

LOCATION:

East of SW 89 Court and North of SW 72 Street

NUMBER OF

UNITS:

8 additional units (1unit currently permitted under existing zoning

classification)

ESTIMATED

STUDENT

POPULATION:

3 students*

ELEMENTARY:

1

MIDDLE:

1

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE:

Glades Middle - 9451 SW 64 St.

SENIOR HIGH:

Miami Killian Senior - 10655 SW 97 Ave.

Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

Information reci	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 604*	835	72%/ 72%*	-38	69%/ 69%*
Glades Mid.	1630/ 1631	845	193%/ 193%⁼	176	160%/ 160%*
Mlami Killian Sr.	3779/ 3780*	2227	170%/ 170%*	257	152%/ 152%*

^{*} includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Access to computers:

in each classroom and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement::

"A" school

Special Programs:

Before/After-school care

Lunch schedule:

Begins at 10:30 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

None

Glades Middle:

Access to computers:

In each classroom, special computer labs

and media center

Capital Improvements since 2000:

Classrooms, Media Center, Cafeteria, Art/Music Suites, Science Labs and

Auditorium

Auditorium

Recognition for Academic Achievement::

Five Star Award and "A" school past two

years

Special Programs:

Before/After-School Care and Enrichment

Classes

Lunch schedule:

Begins at 11:10 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel:

French and Spanish

Miami Killian Senior High:

Access to computers:

In each classroom, in special computer

labs and in the Media Center

Capital Improvements since 2000:

None

Recognition for Academic Achievement::

None

Special Programs:

None

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes:

Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel:

ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign

Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

<u>School</u>

Status

Occupancy Date

N/A

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 1 x \$13,221 = \$ 13,221 MIDDLE 1 x \$15,159 = \$ 15,159 SENIOR 1 x \$20,060 = \$ 20,060

Total Potential Capital Cost

\$ 48,440

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.





					To the Market State of the Control o	
1	SOUTH MEAN! METRORAIL STATION SITE	Properyt bounded by Sunset Dr., SW 50 Pl. SW 70 St. and US-1	144 Units/ 23 Students	LUDLAM ELEM-12 8. MIAMI MID-8 5. MIAMI SR-5	BCC	APPROVED
2	GEORGE E. WILLIAMSON, II AND THOMAS W. WILLIAMSON	SEC of N. Kendal Dr. and Dadeland Blvd.	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MAMI SR-11	BCC 3/14/02	APPROVED \$123,240 O/A
3	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Bown SW 128 Ave. and SW 132 Ave. and blwn SW 211 St. and SW 218 St.	108 Units/ 84 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	BCC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 SL	448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	CC10	APPROVED
2	ARNAL DO AND NERCY BARROSO #01-035	S of SW 10 St and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
3	FERRO DEVELOPMENT LLC #Q1-355	NWC of SW 10 SL and SW 162 Ave.	120 Units/ 65 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	FRANCISCO LICEA JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
5	GERARDO & REGINA LANES #01-J31	S of SW 30 St. and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
6	SOLOMAN PROPERTIES \$00-058	SW 152 Ave, and SW 36 SL	26 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-8	CC10 1/09/01	APPROVED
7	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/09/01	APPROVED
8	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 SL	20 Units/ 11 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK 6R-2	CC10 1/23/01	APPROVED
9	CANDIDO FJMARIA M. DIAZ-CRUZ #00-251	SW 144 Ave. and thep. SW 28 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK 5R-1	CC10 1/23/01	APPROVED
	RAFAEL AND RODOLFO NOGUERA #00-272	SW 140 Ave. and thec. SW 34 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED
	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo, SW 32 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK 6R-1	CC10 1/23/01	APPROVED



	HERMILIO CONCEPCION AND	SWC of 9W 23 SL		HALL ELEM-6	CC10 1/30/02	APPROVE
12	JULIAN MARINEZ #01-354	and SW 144 Aye.	11 Students	BRADDOCK SR-2	. , ,,,,,,,,,	
13	FELDZZILIA GORDERO #01-127	NEC of SW 29 St. and SW 149 Ave.	8 United 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	GC10 10/04/01	APPROVE
14	FRANCISCO MENDOZA & MADEL OLIVA #01-195	NEC of SW 14 St. and SW 165 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVE
15	GIL AT CORAL WAY	NWC of SW 30 St. and SW 144 Ave.	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-6 BRADDOCK SR-4	GC10 10/04/01	APPROVE
16	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVE
17	CENTURY IV. INC. \$02-043	NWC of SW 69 Ave. and SW 40 6L	17 Units/ 3 Students	CORAL TERRACE ELEM- 2 W MIAMI MID-1 5 MIAMI BR-0	CC10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-202	SW 147 Ava. and SW 20 SL	14 Unita/ 8 Students	HALL ELEM-4 WR THOMAS MID-2- BRADDOCK 8R-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	S side of SW 6 SL Blwn SW 129 Ct. and SW 132 Ave.	20 Units/ 6 Students	MURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. #01-194	NEC'of SW 11 St and SW 148 Ave.	6 Units/ 6 Students	Hurston Elem-3 Bell Mid-1 Braddock SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 SL and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED
22	LISARDO & OROSIA VEGA #00-285	SEC of SW 28 St and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
23	SERGIO CONCEPCION #01-236	SEC of SW 14 St and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVEREZ #01-979	NEC OF SW 16 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-B BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
26	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
	CASTILLIAN & ASSOCIATES, INC.	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED



_		NEC of SW 147	17 Units	HALL ELEM-5	CC10	APPROVED
	CASTILLIAN & ASSOCIATES, INC.	MEC OLDAY IN	9 Students	BELL MID-2	10/8/02	1
	5 02-129	Ave. and 5W 18	2 20204110	BRADDOCK SR-2		1
27	1502-150	sr		BioDocument		-
	Í	i i				
		Eof SW 144 Ave.	11 Units/	GREENGLADE ELEM-3	CC10	APPROVED
	GIL AT CORAL WAY	and SW 26 St.	6 Students	WR THOMAS MID-2	10/8/02	- 1
	#02-146	and 611 20 5t.		BRADDOCK SR-1		1
28				1		ŀ
	i]				APPROVED
	TO THE POST OF THE PA	N of 6W 28 SL	12 Units	HALL ELEMA	CC10	AFFROVED
	JOSE & MARIA CORTEGUERA	and W of SW 147	7 Students	WR THOMAS MID-2	10/8/02	- (
	202-133	Ave.		BRADDOCK SR-1		
29	1	,		1		1
		l		DOUGLAS ELEM-2	CC10	APPROVED
	ISIDRO G. DIAZ	S of NW 7 St and	9 Units/		11/27/01	
	#01-269	E of NW 128 PL	4 Students	BELL MID-1	7 1/61/01	i
30	PU1-209	i i		BRADDOCK SR-1		Ļ
30		[1		·
	· · · · · · · · · · · · · · · · · · ·		11 Units/	GREENGLADE ELEM-3	CC10	APPROVED
	JOSE PEREZ CORDERA	SEC of SW 28 SI.		WR THOMAS MID-2	11/27/01	Ī
	#01-328	and SW 144 Ave.	6 Students	BRADDOCK SR-1	• • • • • • • • • • • • • • • • • • • •	ļ.
31	100	} i		leson poor out.		i
	1	1		1		
		01400 44 000 00	13 Units/	GREENGLADE ELEM-4	CC10	APPROVED
	2002 INVESTMENTS, INC.	SWC of SW 28 BL	7 Students	WR THOMAS MID-2	12/10/02	
	#02-065	and SW 142 Ave.	/ Stadents	BRADDOCK SR-1		Į.
32	T i					f
	i	1				
	THE PROPERTY OF STREET	NWC of SW 147	18 Units/	HALL ELEM-5	CC10	APPROVED
	FLORIDA POWER INVESTMENTS,	Ave. and SW 17	10 Students	BELL MID-3	12/10/02	Ţ
	INC.	St St	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	BRADDOCK SR-2		ł
33	#01-306	,		1		į.
	j]				APPROVED
	MANUEL LOPEZ, JR., ET AL	SWC of SW 164	27Units/	HURSTON ELEM-8	CC10	APPROVED
		Ave.and SW 10	15 Students	BELL MID-4	12/10/02	
	#02-197	St.		BRADDOCK SR-3		1
34	'	i i		1		
					CC10	APPROVED 5
	CELDMADING, S.A.	SW 24 St and SW	785 Unite/	HALLHURSTON ELEM-	2/13/01	BOTES O/A OPI
	#99-221	152 Ave.	404 Students	109/109	21301	purch 11 ac
	W33-221	ł i		WR THOMAS MID-97		pulatifies
35	1]		BRADDOCK SR-89		1
	· L	!				<u></u>
		NEC of Coral Way	109 Units/	GREENGLADE ELEM-93	CC10	APPROVED
	GONZALO SOLIS, ET AL	and SW 157 Ave.	60 Students	WR THOMAS MID-14	2/13/01	\$84,680 O/A
	#00-194	Wild SAA Int Wee	OO GMECKIP	BRADDOCK 6R-13		
36	i e			DIO DOCK SIX IS	•	ł
	1	,		11		
	AL DO CROUP INC	S of SW 10 St	18 Units/	HURSTON ELEM-5	CC10	APPROVED
	ALCO GROUP, INC.	and SW 158 Ave.	10 Studente	BELL MID-3	3/06/01	
• •	#00-396	"		BRADDOCK SR-2		}
37		j l				1
	·	l l				- Inneres
	ALCO GROUP, INC.	SEC of SW 10 SL	12 Units/	HURSTON ELEM-	CC10	APPROVED
		and SW 157 Ave.	7 Students	BELL MID-2	3/08/01	1
38	#00-397			BRADDOCK 5R-1		1
-0	1]		1 1		i .
	_	<u> </u>		 	0010	APPROVED
	ALCO GROUP, INC.	N of SW 28 St.	18 Units/	HALL ELEM-5	CC10	AFFROVED
	IALLO GROOP, INC.	and E of SW 157	10 Students	WR THOMAS MID-3	3/06/01	ì
	_	WIN C 01 0		BRADDOCK SR-2		1
19	#00-399	Ave.		i l		1
19	_) - 1		1		
19	#00-399	Ave.		CORPUGIAGE CIPIA	CCIO	(VDDBUNED
19	#00-399	Ave. SWC of SW 34 SL	16 Units/	GREENGLADE ELEM-6	CC10	APPROVED
19	JOSE & MARIA CORTEGUERA	Ave.	16 Units/ 9 Students	WR THOMAS MID-2	CC10 3/06/01	APPROVED
39	#00-399	Ave. SWC of SW 34 SL				APPROVED
	JOSE & MARIA CORTEGUERA	Ave. SWC of SW 34 SL		WR THOMAS MID-2		APPROVED
	#00-399 JOSE & MARIA CORTEGUERA #00-104	Ave. SWC of SW 34 9L and SW 147 Ave:	9 Students	WR THOMAS MID-2 BRADDOCK SR-2	3/06/01	
	#00-399 JOSE & MARIA CORTEGUERA #00-104	Ave. SWC of SW 34 9L and SW 147 Ave:	9 Students	WR THOMAS MID-2 BRADDOCK SR-2 HALL ELEM-6	S/06/01 CC10	APPROVED
	#00-399 JOSE & MARIA CORTEGUERA #00-104 CASSANDRA MARROQUIN	Ave. SWC of SW 34 9L and SW 147 Ave:	9 Students	WR THOMAS MID-2 BRADDOCK SR-2 HALL ELEM-6 BELL MID-2	3/06/01	
	#00-399 JOSE & MARIA CORTEGUERA #00-104	Ave. SWC of SW 34 9L and SW 147 Ave:	9 Students	WR THOMAS MID-2 BRADDOCK SR-2 HALL ELEM-6	S/06/01 CC10	

		8 of 5W 26 St.	B Units/	GREENGLADE ELEM-2	CC19	APPROYED
42	LEL FAMILY HOLDINGS, INC. #01-434	and W of SW 147 Ave.	4 Students	WR THOMAS MID-1 BRADDOCK SR-1	3/12/02	
	U.N.G. ENTERPRISIES, INC.	NEC of SW 28 SL	9 Units/	GREENGLADE ELEM-3	CC10 3/12/02	APPROVED
43	10.N.G. EN EN FRANCIS	and SW 149 Ava.	5 Students	WR THOMAS MID-1 BRADDOCK SR-1	3/12/02	
	ALCO GROUP, INC.	8W 10 St and SW	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4	CC10 3/13/01	APPROVED
44	#00- 414	156 Ave.	10 3000010	BRADDOCK SR-3		
45	ALCO GROUP, INC. #00-415	SW 12 St. and SW 157 Ave.	28 Units/ 15 Students	MALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-9	5/13/01	APPROVED
46	CARLOS R. RUA #00-383	SW 147 Ave. and SW 14 SL	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 4/11/01	APPROVED
48	HERMILIO CONCEPCION #02-051	NWC of SW 144 Ave. and SW 17 St.	21 Units/ 12 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 4/23/02	APPROVED
49	ANGEL PENA AND FERNANDO DELGADO #00-381	NWC of SW 147 Ave. and SW 32 St	8 Unite/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
49	ANGEL PENA AND VERENA MARCO8 ±01-029	E of SW 149 Ave. and SW 86 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
50	AZALEA M. CHIRINO PQ1-088	S of SW 12 SL and E of SW 156 Ave.	17 Unite/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 6/22/01	APPROVED
51	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
62	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO 1800-401	E of SW 147 PI. and S of SW 34 St.	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
63	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-026	N of SW 14 St. and E of SW 147 Ave.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
54	NEFLER INVESTMENTS CORP. \$00-389	E of SW 149 Ave. and SW 34 SL	9 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 6/22/01	APPROVED
66	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 SL	10 Units/ 6 Students	GREENGLADE ÉLEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 5/22/01	APPROVED \$120,000 0//

		8 of SW 20 St	24 Units	GREENGLADE ELEM-7	CC10	APPROVED
	ANGEL PENA AND RAYBA NUNEZ	8 04 RM 54 OF		WR THOMAS MID-3	6/26/02	1
	801-334	and W of 5W 147	13 Students	BRADDOCK SR-3		4
	201-994	Ava.		Brocockara		l l
57		i i		1		_1
	ļ				CC10	APPROVED
	THE PARTITION OF THE PA	SWC of SW 144	20 Units	HALL ELEM-8	6/25/02	
	GUSTAVO & MANUEL	Ava. and SW 23	11 Students	WR THOMAS MID-3	0/20102	1
	MEJIDO/RAUL MOREJON	Ln.		BRADDOCK SR-2		1
58	#02-014	U.		1 1		1
		ł t		l		APPROVED
		6 cl SW 38 St	13 Unita/	GREENGLADE ELEM-2	CC10	APPROVED
	LUIS E CARRAZANA, ET AL		4 Students	WR THOMAS MID-1	6/25/02	
	#02-117	and W of SW 147	# Officerio	BRADDOCK GR-1		l l
69	,	Ave.		Blocker		
85	1	1		1		
			0031-1-1	HALL ELEM-8	CC10	APPROVED
	VIRGILIO SANCHEZ	NWC of Sw 144	26 Units/	WR THOMAS MID-S	6/25/02	
	#01-332	and SW 23 SL	14 Students			1
4-	型1-332	\$ i		BRADDOCK SR-3		i
60		1		1		l
					CC10	APPROVED
	YEMC CONSTRUCTION &	NWC of SW 149	14 Units	HURSTON ELEM-4		10450
	AEMC CONSTRUCTION &	Ave. and SW 9	e Students	BELL MID-2	6/25/02	
	DEVELOPMENT, INC.	Terr.		BRADDOCK SR-2		1
61	#02-107	190		1		(
		1 . 1	•	1		12000000
		SEC of SW 147	26 Units/	HALL ELEM-8	CC10	APPROVED
	HERMILIO CONCEPCION	25C 01 211 141	14 Students	BELL MID-3	7/16/02	
	#02-118	Aye, and SW 14	14 3100010	BRADDOCK SR-3		1
62		6r		BRADDONOR		1
		[[1		
				TANK PURMA	CC10	APPROVED
	JUAN & EDALIA SUAREZ	SEC of SW 22 SL	\$0 Units/	HALL ELEM-9	7/16/02	[]
	1	and SW 147 Ave.	17 Sudents	WR THOMAS MID-4	7/10/02	
	#01-373			BRADDOCK BR-4		į.
63	i i	ł l		1 1		
				<u> </u>		ADDOORED
		W of NW 127 AVE.	18 Units/	DOUGLAS ELEM-5	CC10	APPROVED
	VIPI CORP., INC.	and NW 6 Ln.	9 Students	BELL MID-2	7/16/02	
	#02-105	and MAA & FLY	5 OMCOND	BRADDOCK SR-2		
64		1		January 1		
	}	3		1 1		
	İ	i i			2012	APPROVED
	ONDINA P. GOMAR	SW 148 Ave. and	9 Units/	GREENGLADE ELEM-3	CC10	APPROVED
		SW 38 SL	5 Students	WR THOMAS MID-1	7/17 <i>[</i> 01	
)#00- 4 10	0,1000		BRADDOCK SR-1		
85	1	'				1
	1	i 1				
	THE PARTY OF THE P	8 of Coral Way	8 Units/	GREENGLADE ELEM-2	CC10	APPROVED
	ACOSTA BROTHERS NURSERY.		4 Students	WR THOMAS MID-1	7/24/01	
	INC.	and 150' W of SW	4 3000000	BRADDOCK SR-1		}
66	#01-043	144 Ave.		DISCOUNT OF 1		Ì
	1,1,1,1,1	į į		j t		
		<u></u>	12 Units/	GREENGLADE ELEM-4	CC10	APPROVED
	CRUZ AND MIRIAM ACOSTA	350' \$ of Core!		WR THOMAS MID-2	7/24/01	1
	#01-042	Wey and 305' W	7 Students		1/24/01	1
67		of SW 144 Ave.		BRADDOCK SR-1		1
₹.] [r t		l
	1	l			5510	APPROVED
	DANIEL TACHER	W of SW 144 Ave.	14 Units/	GREENGLADE ELEM-4	CG10	MERCAED
	1	and 650' S of	a Students	WR THOMAS MID-2	7/24/01	1
	#01-044	Corel Way		BRADDOCK SR-2		1
68		COIBI TVBY		1		1
		(1		, I		
		NA -4 CNA 444 A	14 Unite/	GREENGLADE ELEM-4	CC10	APPROVED
	JOAQUIN A. SANCHEZ	W of SW 144 Ave		WR THOMAS MID-2	7/24/01	
	#01-053	and 825' S of	8 Sludenia	***************************************		1
89		Coral Way		BRADDOCK SR-2		
	1	j		1		1
		<u> </u>		Tract Break	CC10	APPROVED
	ANTHONY MIJARES	SW 15 St and W	18 Units/	HALL ELEM-6		ואן וואסיבט
		of SW 154 Ave.	10 Students	WR THOMAS MID-3	9/25/01	1
	#01-125			BRADDOCK SR-2		i
70	-	ł l		{		1
	1	į l		<u> </u>		
		SWC of SW 146	13 Units/	GREENGLADE ELEM-4	CC10	APPROVED
		I. 9440'0! 944 146	40 41114		9/25/01	1
	DOLORES P. GARCIA	or and marine ex !	7 Shelank	IWR THOMAS MID-2	9/20/01	1
	#01-111	CL and SW 28 61.	7 Students	WR THOMAS MID-2 BRADDOCK SR-1	9/20/01	- [



72	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St and SW 167 Ave.	94 Unite/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	GC10 9/25/01	APPROVED .
	GRACIELA AND EDMUNDO	Thea. SW 155	18 Units/	HALL ELEM-5	CC10	APPROVED
73	RESPETO #01-162	Ave, and SW 20 St.	10 Students	WR THOMAS MID-3 BRADDOCK SR-2	9/25/01	
74	DANKRO, INC. AND KRODAN, S.A.	Blwn Sw 10 St and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM-97/98 BELL & WR THOMAS MID-43/44 BRADDOCK SR-78	CC10 9/26/01	APPROVED 8295,400 Q/A
75	CORAL WEST, LTD. #02-168	NWC of SW 147Ave. and SW 28 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-18	CC10 2/19/03	APPROVEO
76	SEN INTERNATIONAL, INC. 802-304	W of SW 147 Ave. and S of SW 90 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 61.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. \$01-168	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	GC10 7/24/01	DENIED
1	CROPSEYVILLE CORP. N.V. #97-359	SWC of SW 167 Aye. and N. Kendaß Dr.	1007 Units/ 388 Students	EVE ELEM-210 HAMMOCKS MID-03 VARELA & SUNSET SR- 85	CC11 10/19/01	APPROVED
2	CUBAN AGRICOLA, INC. #01-068	14945 SW 180 St	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE & & ILEANA GARCIA #01-199	SEC of SW 52 St. and SW 186 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. #01-337	NW & SWC of SW 46 St and SW 184 Aave.	140 Units/ 72 Students	ROBERTS ELEMID- 39/17 BRADDOCK \$R-18	CC11 1/22/02	APPROVED
ā	PROVINCIAL REALTY A850CIATES, INC., ET AL #01-424	E of SW 167 Ave and S of SW 56 St.	100 Unite/ 55 Students	ASHE ELEM-30 DOQLIN MID-13 VARELA & BRADDOCK 8R-12	CC11 8/18/02	APPROVED
Б	VICTOR & ELIAS BACA & HILDA BALLESTEROS #01-249	NEC of SW 54 St and SW 167 Ave.	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/01/02	APPROVED
7	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave. and S of SW 76 St.	2 Units/ 1 Students	WINSTON PARK ELEM-1 MCMILLAN MID-0 SURSET SR-0	CC11 9/24/02	APPROVED
8	TEMA BURK	7540 and 7575 SW 127 Aves.	7 Units/ 4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED



			100 01 10 1	DEVON AIRE ELEM-102	CC11	APPROVED
9	GREENIE PARTNERS, LTD. 200-101	SWC of SW 122 Ave. and SW 120 SL	486 Units/ 188 Students	RICHMOND HOTS MID- 45 KILLIAN 9R-41	8/26/01	\$150,000 O/A
10	FICODOM 500-173	NEC of \$W 187 Ave, and N. Kendall Dr.	516 Units/ 246 Students	EVE ELEM-133 DOOLUN MID-59 VARELA & BRADDOCK SR-64	CC11 2/06/01	APPROVED \$159,782 Q/A
11	LAUTARO DEVELOPMENT #01-058	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 7/25/01	APPROVED
12	MILON CORP., N.V. #00-238	W of SW 157 Ave. and N/S of SW 144 St	517 Units/ 269 Students	GORDON ELEM-140 RICHMOND HOTE MID- 82 SOUTHRIDGE 6R-57	CC11 10/10/01	APPROVED 6 acres O/A opt t purch 9 ac
13	RAFAEL E. PADIERNE #01-145	SWC of SW 174 SL and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-219	NWC of SW 162 Ave. and SW 82 6t	24 Units/ 19 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	GC11 9/24/02	APPROVED
15	CASTCANA ENTERPRISE, INC. #02-185	NEC of SW 184 St and SW 184 Ave	12 Units/ 8 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE 5R-1	CC11 10/30/02	APPROVED
16	JOAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. #01-1886	18005 SW 157 Ave.	36 Units/ 19 Students	MAMI HEIGHTS ELEM- 10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC	NEC of SW 167 Ave, and SW 56 St	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
18	HOMESTAR AT MILLER COVE, INC. #00-299	N of SW 56 SL and W of SW 162 Ave.	44 Unite/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-6	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL 802-147	E of SW 167 Avo. and N of SW 184 St.	18 Units/ 8 Students	MIAMI HEIGHTS ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 167 Ave and N of SW 46 St	84 Unite/ 35 Students	ROBERTS ELEMID-18/8 BRADDOCK SR-8	GC11 11/13/02	APPROVED
21	MLR DRIVE CO.	SEC of Sw 167 Ave and Sw 56 St	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA 5R-7	. CC11 1/7/05	APPROVED
22	ARMANDO H. COBO #02-142	7441 SW 125 Ave.	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 8/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #99-328 (#01-238)	SWC of SW 56 St. and SW 182 Ave.	53 Units/ 29 Students	ASHE ELEM-16 DOOLIN MID-7 VARELA & SUNSET SR- 13/3	CC11 7/24/02 2/04/03	APPROVED REMANDED





	LAUTARO DEVELOPMENT	NWC of 8W 137	206 Units/	PEPPER ELEM-86	CC11	APPROVE
24	#02-210	Ave. and SW 120 SL	121 Students	ARVIDA MID-29 SUNSET SR-27	2/4/09	·
26	JJMC VENTURES, INC. #02-344	E of SW 157 Ave. and S of SW 176 St	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVE
26	TAMIAMI KENDALL INVESTMENTS. INC. #99-413	7441 SW 125 Ave.	325 Unite/ 190 Students	GLORIA FLOYD ELEM- 103 RICHMOND HGTS MID- 46 SUNSET SR-42	CC11 4/1/03	APPROVE
1	ARLENE POLLOCK	5 of SW 98 St. and W of SW 107 Ct.	9 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVE
2	CAULEY PALISADE CORP. #02-098	9325 SW 128 &L	7 Units/ 3 Students	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/22/02	APPROVED
3	DAVID KING #01-109	SWC of SW 96 SL and SW 107 CL	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KALIAN SR-0	CC12 11/07/01	APPROVED
4	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Unita/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/05/01	APPROVED
5	HARLON & ANN SACHS	9500 SW 68 St.	S Unite/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 10/22/02	APPROVED
3	JAY A DAVIS #01-108	. S of SW 96 St. and W of SW 197 Ave.	3 Unite/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
,	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 SL	3 Units/ 1 Students	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
	MARTA DE VARONA #00-370	9390 SW 68 SL	2 Units/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-9 S. MIAMI MID-4 S. MIAMI SR-4	CC12 11/26/02	APPROVED
,	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave.	1 United O Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
	MENRY FORERO ±02-172	13010 SW 102 Ave.		LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/26/02	APPROVED
	HHJ DEVELOPMENT, LLC	8820-90 SW 94 SL	3 Units/ 1 Student	KENWOOD ELEMID-1/0 KILLIAN BR-0	CC12 11/26/02	DENIED



13	OTTO GONZALEZ JR.	8725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 1/24/02	DENIED
14	EMILIA A. LAVIN #01-375	7890 SW 72 AV8.	4 Units/ 2 Students	LUDIAM ELEM-1 S. MIAMI MID-1 S. MIAMI 6R-0	CC12 3/25/02	DENIED
16	RAMON LAVIN	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Students	LUDLAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 9/26/02	DENIED

Note: There are nine applications that are pending which would generate 205 students.

	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
						and the state of t
		the second				
	<u> </u>					
DR. BOWNAN FOSTER ASHE	1288	70	1338	1113	193	102%
ELEM		50	094	927	24	105%
CORAL TERRACE ELEM	944	2	800	451	106	108%
	596		937	896	23	102%
DEVON AIRE ELEM	835	102		 	0	96%
OUGLAS ELEM	1092	6	1101	1143		ļ
CHRISTINA M. EVE ELEM	756	343	1099	888	D	124%
SLORIA FLOYD ELEM	809	103	912	931	23	96%
IACK D. GORDON ELEM	1793	144	1937	1959	. 207	124%
BREENGLADE ELEM	629	149	778	457	23	182%
IALL ELEM	633	439	1072	839	23	124%
IURSTON ELEM	876	\$04	980	1005	0	98%
ENDALE ELEM	1103	4	1107	648	182	107%
ENWOOD ELEM	1018	27	1046	1058	23	97%
EEWOOD ELEN	679	1	680	705	48	80%
UDLAM ELEM	800	12	612	439	. 190	97%
NAMI HEIGHTS ELEM	1297	24	1321	886	158	133%
CLAUDE PEPPER ELEM	1106	131	1286	877	115	125%
ANE ROBERTS ELEMIDDLE	1483	88	1571	1471	92	101%
SEMINOLE ELEM	703	68 '	771	835	23	117%
, MIAMI ELEM	571	θ.	680	280	149	135%
HAPPER CREEK ELEM	611	Z	613	492	Ó	125%
BUNSET PARK ELEM	830	3	833	700	23	101%
INELAND ELEM	706	2	707	802	125	97%
VINSTON PARK ELEM	1022	6	1027	854	46	114%
and the same of th						

			·			
			1988	1036	184	151%
arvida Mid	1905	81		1104	178	154%
BELL MID	1713	123	1838	1210	90	160%
HOWARD A. DOOLIN MID	1997	69	2088		178	161%
SLADES MID	1630	14	1644	845	297	129%
HAMMOCKS MID	2480	93	2573	1693		105%
WAYS MID	1095	22	1117	1023	45	
HOWARD D. MCMILLAN MID	1731	2	1733	942	232	148%
PALMETTO NID	1868	1	1869	986	169	186%
REDLAND MID	1763	. 8	1772	1144	25	182%
RICHMOND HEIGHTS MID	1618	156	1772	1207	284	119%
JANE ROBERTS ELEMIDDLE	1483	39	1522	1471	92	97%
S. MIAMI MIO	1213	10	1223	739	90	148%
W MIAMI MID	1616	31	1647	1268	27	127%
WR THOMAS MID	1319	289	1809 .	1081	D ·	153%
						la judicialia
3. HOLMES BRADDOCK SR	4645	430	5075	- 3111	1044	122%
CORAL PARK SR	4394	27	4421	2184	1015	138%
YIAMI KILLIAN SR	3779	42	3821	2227	257	164%
MIAMI SOUTHRIDGE SR	4184	78	4282	2372	308	159%
MIAMI SUNSET 8R	3586	142	3728	2680	976	102%
SOUTH DADE SR	2824	9	2833	. 1871	283	132%
S MIAMI SR	3028	20	5046	1818	281	145%
FELIX VARELA BR	4464	89	4553	3157	0	144%
			4		191935	
						ar a la l

TOTAL

76092

3867

79959

55101

7837

127%

REV. 6-12-03

CHARTER SCHOOLS 2002-2003

			2002-2003					
Mail	Name and Address	Actual Enrollment	Pro	ected Enrollme	nt	Grade	ACCESS Center	Voting
Code	Of Charter School	(10-04-02)	2003-2004	2004-2005	Meximum	Levels*		District
7160	Mater Academy High School 7901 NW 103 St. Hisleeth Gardens, FL 33018	80	750	1,000	1,000	9-10	i	4
0100	Mater Center Charter School 7700 NW 98 St. Hisleah Gardens, FL 33016	1,089	1,000	1,050	1,150	K-8	1	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	1	t
5130	North Dade Community Charter School 13850 NW 28 Ave. Opa-Locks, FL 33054	63	575	600	600	K-5	1	1
6710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	ı	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-6	ı	1
6650	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	388	525	525	525	K-8	1	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1760 NE 168 St. N. Mlami Beach, FL 33162	416	600	600	600	K-5	11	3
6030	Doral Academy	1212	2,026	2,025	2,025	K-8	(1)	5
7020	Doral Academy High School	458	1,800	1,800	1,800	9-11	111	5
0400	Purior Elementary Charter School	488	500	500	500	K-5	181	5

Mall	Name and Address	Actual Enrollment	Pro	Jected Enrollme	ent	Grade	ACCESS	Voting
Code	Of Charter School	(10-04-02)	2003-2004	2004-2005	Maximum	Levele*	Center	District
8070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	ĩ۷	2
3800	Downtown Miami Charter School 305 NW 3 Ava. Miami, FL 33128	294	650	650	650	K-8	IV	2
O 10	Florida International Academy 7630 Biscayne Blvd. Mismi, FL 33138	280	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Mlami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	8
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	190	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miemi, FL 33136	42	425	500	600	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	226	325	500	K-3	v	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St Miami, FL 33175	548	650	700	700	K-6	v	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montassori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
-0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Name and Address	Pro	ected Enrollmen		03-04	Max Grade	ACCESS
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Somersal Academy 11011 SW 80 Avenue Miami, FL 33158	Deferred to 04-05	850	600	K-5	K-8	V
Pinacreet Academy Middle School 14301 SW 42 Street Miami, Ft. 33175	650	700	800	6-8	6-B	
Yonne Perez Charter School N 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFreene Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-6	K-5	VI
Yaro Bojka Charter School SW 127 Ave. & 72 Street	Deferred to 04-05	1,200	1,200	K-8	K-8	Vì
Mitemi, FL Albert Shenker Charter School SE corner of Turnpike & Quail Roost Dr.,	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Mismi, FL Bayard Rustin Charter School SW 312 St. & 187 Avenue	Deferred to 04-05	1,600	1,800	K-8	K-8	VI
Homestead, FL Tobias Simon Charter School 24400 SW 137 Avenue Mismi, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

^{*}temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Charter Schools by ACCESS Center LEGEND

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHEC	KED BY U.N.	AMOUNT OF FEE 🏂	605.73	
RECE	IPT# <u>T200308</u>	428	····	BECETAE
DATE	HEARD: 6 /11 /03			JUN 3 0 2003
BY CZ	zab# <u>\2</u>			ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY H.D. O2-266 DATE RECEIVED STAMP
*****	************	********	****	***
and in	accordance with Chapt ade to the Department o	er 33 of the Code of n or before the Dead	Miami-Dade C line Date preso	nstruction for Filing an Appeal" ounty, Florida, and return must cribed for the Appeal.
RE:	Hearing No. 03-			
	Filed in the name of (A	Applicant)Tasn	im Uddin	
	Name of Appellant, if	other than applicant	Manuel H	. Piedra
	ess/Location of APPELL 8907 S.W. 69th Miami, Florida cation, or part of Applica Rezoning from	Street 33173 tion being Appealed	(Explanation):	
hereb reference Chap of Co revers	ence to the above subj ter 33 of the Code of M	of the Miami-Dade Clect matter, and in items. Find in items. For exiting the control of the cont	accordance wi lorida, hereby ion. The grour	nity Zoning Appeals Board with th the provisions contained in makes application to the Board ands and reasons supporting the e as follows:
he d	istrict boundary	change will no	ot serve th	ne public benefit as
t un	reasonably increases	ases density ac rhood. It will	ijacent to have an ur	a wellfield and a
on na Field	tural resources a	as it increases	s density a	adjacent to a well-
.TETQ	•		<u></u>	

APPELL	MUST SIGN THIS PAGE
Date: 30 day of	year 2503 Viefn
	MANJEL W.P. IG DRA Print Name
	8907 5, W. 890+ MARK FL33175 Mailing Address
	305-26425516 305-2127604 Phone Fax
REPRESENTATIVE'S AFFIDAVIT f you are filing as representative of an association or other entity, so indicate:	Representing
	Signature
	Print Name Address
	City State Zip

Subscribed and Sworn to before me on the 301

day of _______________

vear 2013

Notary Public

Telephone Number

(stamp/seal)

Commission expires:



Judith E. Robertson Commission #DD220794 Expires: Jun 08, 2007 Bonded Thru Atlantic Bonding Co., Inc.

APPELLAT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OFFLO	ORIDA	
COUNTY OF MI	AMI-DADE	
(Appellant) who wa	ersigned authority, personally a as sworn and says that the Appe oning Appeals Board decision.	ppeared Manuel H. Piedra ellant has standing to file the attached appeal
The Appellant furth Zoning Appeals Bo	ner states that they have standing and matter because of the follow	ng by virtue of being of record in Community ving:
(Check all that app	ly)	
XXX 1. Participation 2. Original App 3. Written obje		
Appellant further s and that under pen	tates they understand the mear alties of perjury, Affiant declares	ning of an oath and the penalties for perjury, s that the facts stated herein are true.
Further Appellant s	ays not.	•
Witnesses:		We William
Signature		Appellant's signature
TVD ITHE. PUNA	2017 a	Manuel H. Piedra Print Name
Who what		7 THE POLITIC
Signature		
W. NCKLYC G 1/8 Print Name	1188	
Sworn to and subs	cribed before me on the 20th da	ay of, year <u>2003</u> .
Appellant is persor identification.	nally know to me or has produce	mant 51h
	Judith E. Robertson Commission #DD220794 Expires: Jun 08, 2007 Bonded Thru Atlantic Bonding Co., Inc.	(Notary (Stamp/Seal) Commission Expires:

Page 3

[b:forms/affidapl.sam(5/98)]

WHEREAS, TASNIM UDDIN applied for the following:

EU-1 to RU-3M

SUBJECT PROPERTY: A portion of Lot 4 of KIRK ACREAGE, Plat book 47, Page 59, being more particularly described as follows:

Begin at the Northwest corner of said Lot 4; thence run N87°3′ 28″E along the north line of said Lot 4 for a distance of 372.345′; thence run S36°40′ 41′ W for a distance of 129.8′ to a point on the south line of said Lot 4; thence run S87°3′ 10″W along the south line of said Lot 4 for a distance of 289.285′; thence run N3°6′ 8″W along the west line of said Lot 4 for a distance of 100′ to the Point of beginning.

LOCATION: East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

- 1) That the Property will be developed for residential purposes to be conveyed initially as an ownership (not rental) community.
- 2) That a concrete block wall, a minimum of five (5) feet in height, with trees at a maximum spacing of 25 feet on center apart, of a type approved by Miami-Dade County with a minimum height of fourteen (14) feet at planting, will be placed along the north property line prior to the final zoning approval for the first residential unit on the Property.
- 3) That the Property will be developed with a maximum of eight (8) residential units.
- 4) That any building(s) on the Property will be no more than two (2) stories in height.
- 5) That any building(s) on the Property will be setback a minimum of 35 feet from the side (north) property line.
- 6) That the Owner will not remove the existing Royal Poinciana tree located along SW 89 Court near the northwest corner of the Property.
- 7) As a condition precedent to obtaining plat approval, the Owner shall submit a site plan to the Miami-Dade County Planning and Zoning Department. Said site plan is to assure logic, imagination, innovation and variety in the design process and insure the congruity of the proposed development and its compatibility with the

surrounding area. No request for plat shall be approved until the Owner obtains the approval of a site plan from the Planning and Zoning Department.

- 8) That the Owner will utilize graffiti-resistant materials and design in the required concrete wall along the north property line.
- 9) That the Owner will provide open space on any approved site plan in the east property area for the availability of all residents on the Property.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Douglas Krueger, seconded by Millie Herrera, and upon a poll of the members present the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	nay
Millie Herrera	aye	Nelson Varona	aye
		Robert W. Wilcosky	ave

Peggy Brodeur

nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 12, that the requested district boundary change to RU-3M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise

28-54-40/02-266

its option to enforce the proffe restrictions wherein the same are more trictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of June, 2003.

Hearing No. 03-2-CZ12-1 ej

42

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-22-03 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of June, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of July, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin	East of 89 Ct & appox508'N of 72 St. Miami-Dade County
APPLICANT	ADDRESS
09/25/2003	02-266
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

08/29/2003

Inspection conducted

08/29/2003

No current violations

Diane O'Quinn Williams, Director

Department of Planning and Zoning

TO: ATTN:

Franklin Gutierrez, Agenda Coordinator

FROM:

Carlos Alvarez, Director

Miami-Dade Police Department

DATE:

August 28, 2003

SUBJECT:

Police Statistical Data for

Board of County

Commission Meeting on

September 11, 2003

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

Grid 2590 BCG Partners, LLC; Hearing (02-368)
 Leasting: The southeast sorrer of SW 193 Avenue and SW

Location: The southeast corner of SW 192 Avenue and SW 304 Street

Grid 1712 Tasnim Uddin; Hearing (02-266)

Location: East of SW 89 Court and approximately 508' north of SW 72

Street (Sunset Drive).

Grid 2438 Martina Borek, et al.; Hearing (03-18)

Location: Lying on the south side of SW 248 Street, lying east of canal C-102n and approximately 60' west of theoretical SW 121 Court (a/k/a:

12110 SW 248 Street).

Grid 1832 Green Dadeland Hotel, LTD; Hearing (02-248).

Location: South of South Dadeland Boulevard and east of the Palmetto

Expressway.

• Grid 2406 S/S Properties Group, LLC; Hearing (03-160).

Location: The east side of U.S. Highway 1 and south of theoretical SW

242 Street.

Five attachments represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 20, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.



A summary of the information requested is shown below:

Grid Numbers Hearing		Total Calls-For-Service		Total Part I & II Crimes	
	Numbers	2002	2003	2002	2003
			(Jan-Jul)		(Jan-Jul)
2590	02-368	422	225	32	31激
1712	02-266	609	336	32	17
2438	03-18*	305	232	The same of the sa	· Marine Jan Miner
12110 SW 242 St	U3-10,	√4 O* ***	经营业的	A CANALAN	
1832	02-248	2613	1583	320	203
2406	03-160	374	i 169 🧢 🔆	41	34

^{*}Note: Since Hearing 03-18 (Martina Borek, et al.) has an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/go Attachments (5)

996 997 998 999 1000 WALST 1003 21004 1008 1007 1007
994 995 996 996 997 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
1054 1055 1056 1057 NW 31 ST 1120 1121 4067 4068 International Airport 1153 1154
1110 1112 1113 1113 NW 25 ST N
1138 1139 1140 1141 1142 1143 E NW 17 ST FEED AND 17 1
Tasnim Uddin; Hearing # 02-266
FOUNTAME VO 1230 1231 1232 1239 1299
1289 0 1291 1292 1293 WFLAGERSI 1356 1357 1358 1359 1:
1283 1284 1285 1280 1385 1280 1385 1280 1385 1385 1385 1385 1385 1385 1385 1385
1340 1341 1342 1343 1344 Swash 1395 1396 1397 1396 Sw 16 S MIAM
1385 PS 1387 1388 1389 1390 Internetional University Sw 16.51 FG 1443 1442 1443 1442 1443 1391 1391
1430 T 1432 1433 1434 1435 CORAL WAY
1479 1480 1481 1482 1480 1537 1538 1539 4530 1534 1534 1534 1534 1534 1536 1536 1536 1537 1538 1539 1539 1534 1534 1534 1534 1534 1534 1534 1534
9 1523 1524 1525 1520
1515 In 1517 1518 1519 In sw 40 ST 1590 1591 1592 1593 1595 In 1595 1596 1596 1596 1596 1596 1596 1596
8IRD RD 1583 1584 1585 1585 1635 1635 1636 1637 1636 1637 1639 1636 1637 1637
1580 1581 1582 SW 47 ST SW 56 ST 1626 1627 1628 1629 1630 1631 1632 1639 1639 1639 1639 1639 1639 1639 1639
622 1623 1024 S C S C T 718 3 2 2 1714 S C S C T 718 3 2 2 1714
1751 1752 1753 1752 1802
5W 80
781 1782 1783 1785 1786 -5 1786 -5 1786 1785 1832 1833 1833
1826 1825 1826 1825 1826 1866 1867 1867
1823 1858 1 1860 1893
4 cw 104 ST 4 cw 1
1885 1886 1886 1887 1924 1925 1926 1927 1928 1928 1928 1928 1928 1928 1928 1928
1920 1921 1927 1921 1927 1921 1921 1921 1921
1917 1918 1919 1956 1957 1958 1959 1960 1957 1998 97 2000 1955 1957 1958 1959 1960 1997 1998 97 2000 1997 1998 1997 1998 97 2000 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1997 1998 1998
Appar 2082 1990 1991 1991 1991 1991 1991 1991 199
2015 2015 2017 2018 2020 6 2021 2023 2023 2025 2061 2062 2063 2L 2065 2060 w 152 ST 2060 w 152 ST 2060

Micoi-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13","14","15","16","17","18","19","20","21","22","23","24","25","26","27","28","28","39","30","31","32","33","34","35","36","37","38","39","40","41","42","43","44","45","46","47","48","49","50","51","52","53","54","55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	33
	14	CONDUCT INVESTIGATION	51
ļ	15	MEET AN OFFICER	208
ļ	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	37
}	18	HIT AND RUN	6
	19	TRAFFIC STOP	64
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	65
	26	BURGLARY	19
	27	LARCENY	5
	28	VANDALISM	5
	32	ASSAULT	10
	33	SEX OFFENSE	2
	34	DISTURBANCE	31
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	10
	38	SUSPICIOUS PERSON	7
	39	PRISONER	4
	41	SICK OR INJURED PERSON	23

Michi-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	43	BAKER ACT	2
	45	DEAD ON ARRIVAL	3
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	5

Total Signals for Grid 1712 :

609

Total Reported: 412

Total Not Reported: 197

Total for All Grids: 609

Mimi-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	41
	14	CONDUCT INVESTIGATION	26
	15	MEET AN OFFICER	95
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	3
	19	TRAFFIC STOP	22
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	34
	26	BURGLARY	9
	27	LARCENY	5
	28	VANDALISM	7
	29	ROBBERY	1
	32	ASSAULT	2
	34	DISTURBANCE	33
	37	SUSPICIOUS VEHICLE	7
	39	PRISONER	1
	41	SICK OR INJURED PERSON	18
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1

Mimi-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	4

Total Signals for Grid 1712 :

336

Total Reported: 238

Total Not Reported: 98

Total for All Grids: 336

Report: X:\CIW\Reports\DI7F22~1.IMR

Date: 8/20/2003 Page 2



rt I and Part II Crimes w/o AOA For Specific Grids

From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Grid(s): 1712

Total Part I Crimes Crimes Grid 1712 1 130A - AGGRAVATED ASSAULT 11 2200 - BURGLARY 6 230F - SHOPLIFTING FROM A MOTOR VEHICLE 8 230G - SHOPLIFTING ALL OTHERS 2 2400 - MOTOR VEHICLE THEFT 28 Grid 1712 TOTAL 28 Total Part I:

Crime Information Warehouse



MLAMI-DADE POLICE DEPARTMENT rt I and Part II Crimes w/o AOA For Specific Grids

From 2002-01-01 Thru 2002-12-31 **YEAR: 2002**

Grid(s): 1712

PART II Crimes		Total Crimes	
Grid 1712			
130B - SIMPLE ASSAULT		2	
260B - FRAUD CREDIT CARD/ATM		2	
	Grid 1712 TOTAL	4	
Total PART II :		4	

Grand Total:

32

Crime Information Warehouse

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230G', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '35100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1712")



MIAMI-DADE POLICE DEPARTMENT t I and Part II Crimes w/o AOA For Specific Grids

From 2003-01-01 Thru 2003-07-31

YEAR: 2003

Cnme Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes
Grid 1712	
110C - FONDLING	1
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	6
	Grid 1712 TOTAL 11
Total Part I :	11



MIAMI-DADE POLICE DEPARTMENT rt I and Part II Crimes w/o AOA For Specific Grids

From 2003-01-01 Thru 2003-07-31 YEAR: 2003

Grid(s): 1712

Crime Information Warehouse

PART II Crimes	Total Crimes		
Grid 1712			
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		3	
260A - FRAUD CON/SWINDLE/FALSE PRET.		1	
260D - IMPERSONATION		2	
	Grid 1712 TOTAL	6	
Total PART II :		6	

Grand Total:

17

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1712")



DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is owned or leased by CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO.

CORPORATION NAME	
NAME, ADDRESS AND OFFICE	Percentage of Stock
Manuel Ramos, President Frank Aixala, Vice President Manuel Ramos, Jr., Secretary 2750 SW 129 Avenue Miami, Florida 33175	33.3 33.3
where the beneficiary/beneficiaries con- partnership(s) or other similar entities, fu	olication is owned or leased by a TRUSTEE, percentage of interest held by each. [Note: sist of corporation(s), another trust(s), urther disclosure shall be required which tural persons) having the ultimate ownership
TRUST NAME	
NAME AND ADDRESS	Percentage of Interest

NAME AND ADDRESS	Percentage of Interest

If the property which is the subject of the application is own or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERS	HIP NAME
NAME AND ADDRESS	Percentage of Ownership
<u> </u>	
· .	
If there is a CONTRACT FOR PURCHASE, who	other continues on this continues.
not, and whether a Corporation, Trustee, or Part purchasers below, including the principal officers, structures. [Note: where the principal officers, structures, consist of another corporation, trust, partnersh disclosure shall be required which discloses the persons) having the ultimate ownership interest in NAME	cers, stockholders, beneficiaries, or ockholders, beneficiaries, or partners hip, or other similar entities, further e identity of the individual(s) (natural
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
•	
Date of contract:	
If any contingency clause or contract terms involved	e additional parties, list all individuals

\73190\11125\#524679 v 1 4/3/03 10:34 AM

or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my

knowledge and belief.

Signature:

(Applicant) 7

Sworn to and subscribed before me,

this 3 day of April

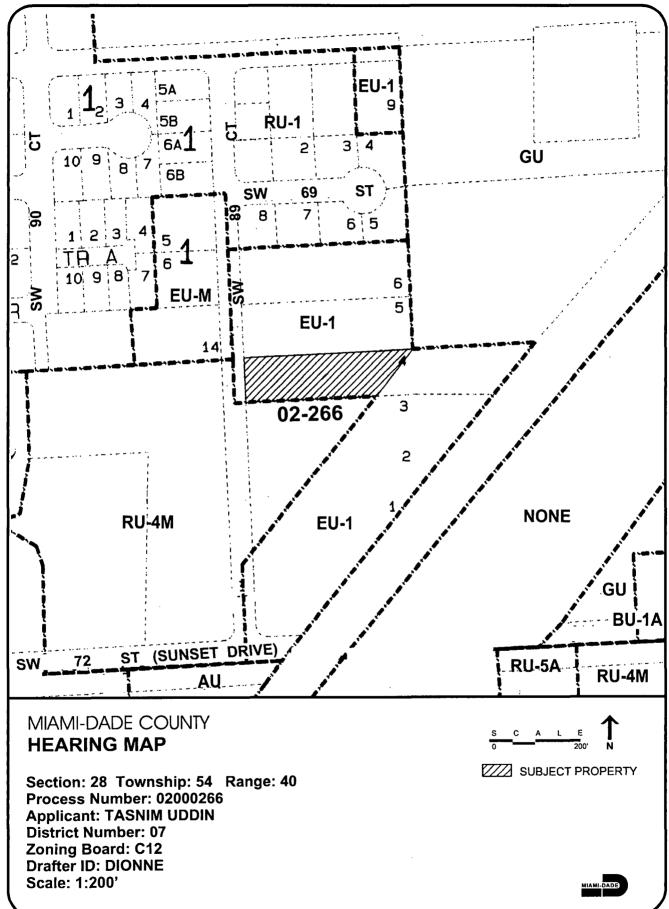
(SEAL)

Notary Public, State of Florida at Large

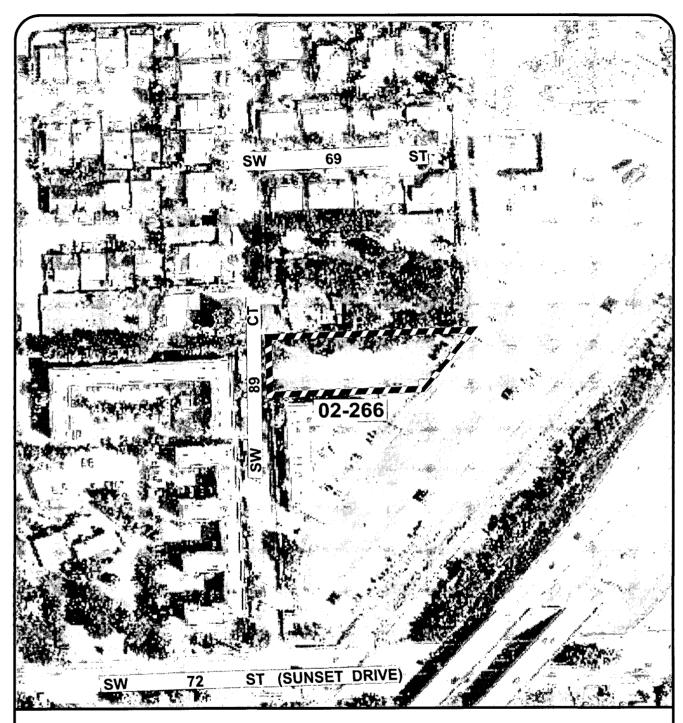
My Commission E



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



G: ZONING DRAFTING. 02-268.



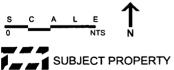
MIAMI-DADE COUNTY

AERIAL

Section: 28 Township: 54 Range: 40 Process Number: 02000266 **Applicant: TASNIM UDDIN**

District Number: 07 Zoning Board: C12 Drafter ID: DIONNE

Scale: NTS





A. TASNIM UDDIN (Applicant)

03-2-CZ12-1 (02-266) BCC/District 7 Hearing Date: 9/25/03

Property (Owner (if different from	applicant) Same.			
Is there an option to purchase \square / lease \square the property predicated on the approval of t zoning request? Yes \square No \boxtimes					
Disclosure	e of interest form attach	ed? Yes □ No ☑			
	Previou	s Zoning Hearings on the Pro	operty:		
<u>Year</u>	Applicant	Request	<u>Board</u>	Decision	
				NONE	

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 12 MOTION SLIP

Applicant Name: TASNIM UDDIN

Penresentative: Jerry Proctor	Objectors: Clara Jacobson

Hearing No. 03-2-CZ12-1 (02-266) Hearing Date: February 18, 2003

Resolution No. CZAB12-____-03

Motion:		
Per Department		Standard Conditions:
Per DIC		Deferred to: April 8, 2003
Approved as Requested		Withdrawal
Denied Without Prejudice		·
Denied With Prejudice		
		with the neighbors .
		
	•	
Revised plans accepted?	YES	
Covenant accepted?	YES	

	Yes	No	Absent
		-	
Douglas Kruger	X	-	<u> </u>
Jose I. Valdes		X	1
Nelson A. Varona	X		
Robert W. Wilcosky	X		
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS: YES ___ NO X County Attorney: Thomas Robertson

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 12 MOTION SLIP

Applicant Name: TASNIM UDDIN

Clara Jacobson, Manny Dipetra

Dan Brown, Vivian Leon

Tony Sherche, Jose Cruz

Jerry Proctor Representative: Rob Curtis

Objectors: Mike Goldberg

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: April 8, 2003

Resolution No. CZAB12-___-03

Motion: Per Department		Standard Conditions:
Per DIC		Deferred to: May 13, 2003
Approved as Requested		Withdrawal
Denied Without Prejudice		
Denied With Prejudice		
Other: At Board's request fo	r applicant to work with	n the neighbors.
Revised plans accepted?	YES	
Covenant accepted?	YES	

		Yes	No	Absent
Millie Herrera	M	X		
Douglas Krueger		X		
Jose I. Valdes	,	X		
Nelson A. Varona	S	X		
Robert W. Wilcosky				X
Peggy Brodeur,		X		

VOTE: <u>5</u> **TO** <u>0</u>

EXHIBITS:

YES X

NO ____

County Attorney: Stephen Steglitz

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 12 MOTION SLIP

Resolution No. CZAB12-___-03

Applicant Name: TASNIM UDDIN

Clara Jacabson,

Manny Dietra, Vivian Leon

Representative: <u>Jerry Proctor</u>

Objectors: Frank Carbala, Don Brown

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: May 13, 2003

Motion:						
Per Department			Stand	ard Con	ditions:	· · · · · · · · · · · · · · · · · · ·
Per DIC			Defen	red to: <u>J</u>	une 11, 200	<u>3</u>
Approved as Requested			Withd	rawal _		
Denied Without Prejudice						
Denied With Prejudice						
Other: The motion was to do in a tied vote. The application and the Board, during this parenth member) in place for	n was aut eriod of tir	tomatically me, hopes	deferred to have a	<u>to the n</u>	<u>ext schedule</u>	d hearing,
Revised plans accepted?	YES				_	
Covenant accepted?	YES					
			Yes	No	Absent]

VOTE: <u>3</u> TO <u>3</u>

М

S

X

X

EXHIBITS:

YES X

Millie Herrera Douglas Krueger Jose I. Valdes

Nelson A. Varona

Peggy Brodeur,

Robert W. Wilcosky

NO ____

County Attorney: Thomas Robertson

2002

CLERK OF BOARD

DATE: 9/11/03

#**Z**-

APPLICANT: 1. Tasnim Uddin – (03-2-CZ12-1/02-266)

MOTION: Deferred to September 25, 2003, with no further advertising or notice.

ROLL CALL	M/S	YES_	NO	ABSENT
Barreiro				х
Diaz	S	х		
Ferguson				х
Heyman		x		
Martinez		x		
Morales	m	X		
Moss				X
Rolle		X		
Seijas				X
Sorenson		X		
Sosa		X	ļ	ļ
Souto				X
Chair Carey-Shuler			<u> </u>	X
TOTAL		7	0	6

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Tasnim Uddin PH: Z02-266 (03-2-CZ12-1)

SECTION: 28-54-40 **DATE:** September 25, 2003

COMMISSION DISTRICT: 7 ITEM NO.: A

A. INTRODUCTION

o **REQUEST**:

Manuel H. Piedra is appealing the application of Tasmin Uddin on the decision of Community Zoning Appeals Board # 12 which approved the following:

EU-1 to RU-3M

o **SUMMARY OF REQUEST:**

The appellant is seeking to appeal the decision of the Community Zoning Appeals Board-12 which approved the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o <u>LOCATION</u>:

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o SIZE: 0.76± Acre

o IMPACT:

The property can currently be developed with one (1) unit; however, nine (9) units may be permitted on the site with the rezoning to RU-3M. The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
- 2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped,

whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; vacant lot

Office/Residential

Surrounding Property:

NORTH: EU-1; single-family residence

Residential, 2.5 to 6.0 dua

SOUTH: RU-4M; apartments

Office/Residential

EAST: EU-1; wellfield

Institutional and Public Facility

WEST: RU-4M; apartments

Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable*

Location of Buildings: N/A

Compatibility: Acceptable*

Landscape Treatment:

Open Space:

Buffering:

N/A

N/A

N/A

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
Energy Considerations:
N/A
Roof Installations
N/A
Service Areas:
N/A
Signage:
N/A
Urban Design:

^{*}with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

No objection

G. NEIGHBORHOOD SERVICES:

DERM

Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
No objection
No objection

Fire Rescue No objection
Police No objection

Schools 3 additional students

H. ANALYSIS:

This application was deferred from the meeting of September 11, 2003. The appellant, Manuel H. Piedra, is seeking to appeal the decision of the Community Zoning Appeals Board-12 approving the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The appellant alleges that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and a single-family neighborhood and that the location of same adjacent to a wellfield will have an unfavorable impact on natural resources.

This application was approved by Community Zoning Appeals Board-12 on June 11, 2003, by a vote of 4 to 2, pursuant to Resolution CZAB12-22-03. The approval allows the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant was not required to submit a site plan in conjunction with this application, and has not requested alternative site development options of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant proffered a covenant at the time of the CZAB-12 hearing, limiting the development of the site to eight (8) townhouse units, requiring site plan approval through the Administrative Site Plan Review

Tasnim Uddin Z02-266 Page 4

process, and providing enhanced landscaping along the north property line abutting the existing single-family residence to the north.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate 12 PM daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". Miami-Dade County Public Schools has indicated that the proposed rezoning will bring an additional 3 students to the schools in the area. Dialogue between the applicant and the School District has taken place and no mitigation options were generated due to the small size of the site.

The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be consistent with the CDMP. As previously mentioned, the applicant proffered a covenant to the CZAB-12 that restricts the development of the site to eight (8) units as permitted by the CDMP and the proposed RU-3M zoning. Additionally, the covenant includes language requiring enhanced landscaping between the site and the abutting existing single-family use to the north. The covenant also states that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be compatible with the surrounding area. Notwithstanding the appellant's contention that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and that it will have an unfavorable impact on natural resources, staff notes that the Department of Environmental Resources (DERM) has given its approval of the subject application. In DERM's memorandum on same, DERM indicates that the rezoning of the

Tasnim Uddin Z02-266 Page 5

subject site located within the basic protection area of the Alexander Orr Wellfield, would permit development at a density that would generate a wastewater flow greater than permitted by Chapter 24. As such, the property owner applied for a variance of the maximum permitted wastewater flow before the Environmental Quality Control Board (EQCB). The EQCB approved the construction of ten (10) apartment or townhouse units on the site and subsequently, DERM offered no objections to the approval of the application. Staff is of the opinion that since the applicant will be limiting the development to eight (8) units, which is consistent wit the CDMP and which is below that approved by the EQCB, the decision of CZAB-12 should be upheld. As such, staff recommends denial of this appeal, and the approval of this application.

I. RECOMMENDATION:

Denial of the appeal and approval of the application subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED:

07/28/03

DATE TYPED:

08/07/03

DATE REVISED:

08/13/03, 09/12/03, 09/15/03

DATE FINALIZED:

09/15/03

DO'QW:AJT:MTF:REM:TLR

Diane O' Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

September 15, 2003

SUBJECT:

C-12 #Z2002000266-3rd Revision

Tasinim Uddin

E/O SW 89th Court & N/O SW 72nd Street

DBC from EU-1 to RU-3M

(EU-1) (0.76 Ac.)

28-54-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. The Board found that the use of ultra-low volume fixtures would reduce the residential sewage flow approximately ten percent (10%). The Board also found that the subsequent flow reduction translates into a sewage loading rate of 2,069 GPD/Ac., or 129% of what the Code allows for apartments, and a sewage loading rate of 2,586 GPD/Ac., or 162% of what the Code allows for townhouses.

The Board also found that the Miami-Dade Water & Sewer Department (MDWASD) owns the property, which abuts the subject property to the east, and that immediately to the east of the WASD property is the State Road 874 right-of-way. Additionally, the Board found that, although the property abutting the subject property is not defined as public right-of-way, it may not be developed, while it contains the Alexander Orr Wellfield treatment plant and wells. The Board further finds that, if these properties were considered public right-of-way, their area would exceed two acres gross; and consequently, a variance for the proposed residential development would not be required. The Board further found that prior to any development on the MDWASD property, the on-site public water supply wells would be removed; and thereby, the corresponding wellfield restrictions would be eliminated. In addition, the Board found that the Petitioner would utilize ductile iron pipes in order to minimize wastewater leakage.

Page 2

Finally, the Board found that, based upon the evidence and testimony presented granting the Petitioner's request for a variance from the above noted Code requirements in order to construct a ten (10)-unit apartment development served by public sanitary sewers on the subject property will not be detrimental to the public health, welfare and safety, will not create a nuisance and will not materially increase the level of pollution in this County. Accordingly, the EQCB granted the requested variance subject to the following conditions:

- 1. All sanitary sewer pipes connecting the proposed ten (10)-unit apartment development to the public sanitary sewer system shall be ductile iron pipe or any other material exhibiting similar leakage characteristics.
- 2. Ultra-low volume fixtures shall be installed throughout the subject apartment development.

Consequently, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater rumoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DHRM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency

C-12 #Z2002000266-3rd Revision

Tasinim Uddin

Page 4

review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
	SW 87 Ave. s/o SW 56 St.	C	. C
	SW 72 St. e/o Palmetto Expwy.	C	С
	SW 97 Ave. s/o SW 88 St.	С	С
	SW 87 Ave. n/o SW 85 St.	C	С
	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*) Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Raul A. Pino, P.L.S.

FEB. O 4 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent Facilities Operations, Maintenance and Planning

June 9, 2003

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County .
Department of Planning and Zoning Zoning Evaluation Section 111 N.W. 1 Street, Suite 1110 Miami, Florida 33128

Re:

Tasnim Uddin - Application No. 02-266 (CC12)
East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 22, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

16

Ms. Ruth Ellis Myers June 9, 2003 Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X.90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good

Coordinator III

PG:am L-1359 Attachment

CC:

Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Michael A. Levine

Mr. Ivan M. Rodriguez

Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-266, Tasnim Uddin (CC12)

REQUEST:

Zoning change from EU-1 to RU-3M

ACRES:

.76 acres

LOCATION:

East of SW 89 Court and North of SW 72 Street

NUMBER OF

UNITS:

8 additional units (1unit currently permitted under existing zoning

classification)

ESTIMATED

STUDENT POPULATION:

3 students*

ELEMENTARY:

1

MIDDLE:

1

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE:

Glades Middle - 9451 SW 64 St.

SENIOR HIGH:

Miami Killian Senior - 10655 SW 97 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

Information Tech	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 604*	835	72%/ 72%*	38	69%/ 69%*
Glades Mid.	1630/ 1631 ⁻	845	193%/ 193%*	176	160%/ 160%*
Mlami Killian Sr.	3779/ 3780*	2227	170%/ 170%*	257	152%/ 152% ⁻

^{*} includes proposed development

Pursuant to the interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:

In each classroom and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement::

"A" school

Special Programs:

Before/After-school care

Lunch schedule:

Begins at 10:30 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

None

Glades Middle:

Access to computers:

In each classroom, special computer labs

and media center

Capital Improvements since 2000:

Classrooms, Media Center, Cafeteria,

Art/Music Suites, Science Labs and

Auditorium

Recognition for Academic Achievement::

Five Star Award and "A" school past two

years

Special Programs:

Before/After-School Care and Enrichment

Classes

Lunch schedule:

Begins at 11:10 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel:

French and Spanish

Miami Killian Senior High:

Access to computers:

In each classroom, in special computer

labs and in the Media Center

Capital Improvements since 2000:

None

Recognition for Academic Achievement::

None

Special Programs:

None

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes:

Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel:

ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign

Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

School N/A **Status**

Occupancy Date

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 1 x \$13,221 = \$ 13,221 MIDDLE 1 x \$15,159 = \$ 15,159 SENIOR 1 x \$20,060 = \$ 20,060

Total Potential Capital Cost

\$ 48,440

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

1	SOUTH MEANI METRORAIL STATION SITE	Properyt bounded by Sunset Dr., SW 50 Pl. SW 70 8t and US-1	144 Units/ 28 Students	EUDLAM ELEM-12 8. MIAMI MID-8 5. MIAMI SR-5	BCC	APPROVED
2	GEORGE E. WILLIAMSON, II AND THOMAS W. WILLIAMSON	SEC of N. Kendal Dr. and Dadeland Bivd.	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MAMI SR-11	BGC 3/14/02	APPROVED \$123,240 O/
3	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Bown SW 128 Ave. and SW 132 Ave. and bown SW 211 St. and SW 218 St.	109 Units/ 84 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	BCC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. #00-375		448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAMI MID-90 CORAL PARK SR-27	CC10	APPROVED
2	ARNALDO AND NERCY BARROSO #01-036	S of SW 10 St. and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
3	FERRO DEVELOPMENT LLC #Q1-355	NWC of SW 10 SL and SW 162 Ave.	120 Units/ 65 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	Francisco Licea, Juan Carlos Licea & Idalys Licea #01-327	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
5	GERARDO & REGINA LANES #01-331	S of SW 30 St. and W of SW 147 Ave.	. 21 Units/ 12 Students	GREENGLADE ELEM-8 WF: THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
6	SOLOMAN PROPERTIES	SW 152 Ave, and SW 36 SL	26 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-8	CC10 1/09/01	APPROVED
7	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK 5R-0	CC10 1/09/01	APPROVED
8	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St	20 Units/ 11 Students	GREENGLADE ELEM-8 WR THOMAS MID-9 BRADDOCK SR-2	CC10 1/23/01	APPROVED
9	CANDIDO FJMARIA M. DIAZ-CRUZ #00-251	SW 144 Ave. and theo. SW 28 St.	10 Unite/ 8 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
10	RAFAEL AND RODOLFO NOGUERA #00-272	SW 140 Ave. and theo. SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo. SW 32 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK 6R-1	CC10 1/23/01	APPROVED

Updated 5/13/2003 22

PREVIOUSLY APPROVED DEVELOPMENT REP CC10, CC11 CC12 (JANUARY '01-MARCH '03)

					0040	APPROVEO
12	HERNILIO CONGEPCION AND JULIAN MARINEZ 201-364	SWC of SW 23 SL and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-4 BELL MID-3 BRADDOCK SR-2	1/30/02	AFROVE
13	FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St. and SW 149 Ava.	8 Unite/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	GC10 10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 SL and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY	NWC of SW 30 St. and SW 144 Ave.	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4	CC10 10/04/01	APPROVED .
16	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	6 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
17	CENTURY IV. INC.	NWC of SW 69 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM- 2 W MIAMI MID-1 6 MIAMI BR-0	CC10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-202	SW 147 Ava. and SW 20 St	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK &R-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	S side of SW 6 SL Blwn SW 129 CL and SW 132 Ave.	20 Units/ 6 Shudents	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. #01-194	NEC of SW 11 St and SW 148 Ave.	9 Units/ 6 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 SL and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED
22	LISARDO &OROSIA VEGA #00-285	SEC of SW 28 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
23	SERGIO CONCEPCION #01-236	SEC of SW 14 St and SW 155 Ave.	20 Unita/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 16 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
26	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
26	CASTILLIAN & ASSOCIATES, INC.	SEC of SW 147 Ave. and SW 16 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

	TOTAL NAME OF THE PARTY OF THE	NEC of SW 147	17 United	HALL ELEM-S	CC10	APPROVED
27	CASTILLIAN & ASSOCIATES, INC. 802-129	Ave. and 5W 18 St.	9 Students	BELL MID-2 BRADDOCK SR-2	10/8/02	
				THE PART OF EVENT	CC10	APPROVED
28	GIL AT CORAL WAY 202-146	Ent SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	10/8/02	
			12 Units/	HALL ELEM4	CC10	APPROVED
29	JOSE & MARIA CORTEGUERA 202-133	N of 6W 28 St and W of 6W 147 Ave.	7 Students	WR THOMAS MID-2 BRADDOCK SR-1	10/8/02	
	<u> </u>	S of NW 7 St. and	9 Units/	DOUGLAS ELEM-2	CC10	APPROVED
30	ISIDRO G. DIAZ	E of NW 128 PL	4 Students	BELL MID-1 BRADDOCK SR-1	11/27/01	
			11 Units/	GREENGLADE ELEM-3	CC10	APPROVED
31	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	6 Students	WR THOMAS MID-2 BRADDOCK 5R-1	11/27/01	
		SWC of SW 28 SL	13 Units/	GREENGLADE ELEM-4	CC10	APPROVED
32	2002 INVESTMENTS, INC. #02-965	and SW 142 Ave.	7 Students	WR THOMAS MID-2 BRADDOCK 6R-1	12/10/02	
		1 2 2 2 2 2 2 2	18 Units/	HALL ELEM-5	CC10	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St	10 Students	BELL MID-3 BRADDOCK SR-2	12/10/02	
		2112 15741454	27Unks/	HURSTON ELEM-8	CC10	APPROVED
34	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 164 Aye.and SW 10 St.	15 Students	BELL MID-4 BRADDOCK SR-3	12/10/02	
		SW 24 St and SW	795 Unfts/	HALLHURSTON ELEM-	CC10	APPROVED 5
35	CELDMADING, 5.A. #99-221	152 Ave.	404 Students	109/109 WR THOMAS MID-97 BRADDOCK SR-89	2/13/01	acres O/A opt purch 11 ac
		NEC of Coral Way	109 Units/	GREENGLADE ELEM-93	CC10	APPROVED
36	GONZALO SOLIS, ET AL #00-194	and SW 157 Ave.	60 Students	WR THOMAS MID-14 BRADDOCK SR-13	2/19/01	\$84,880 O/A
		0 -1 0 4 1 0 61	18 Units/	HURSTON ELEM-5	CC10	APPROVED
37	ALCO GROUP, INC.	S of SW 10 SL and SW 158 Ave.	10 Students	BELL MID-3 BRADDOCK SR-2	3/08/01	
		SEC of SW 10 St	12 Units/	HURSTON ELEM-4	CC10	APPROVED
38	ALCO GROUP, INC. #00-397	and SW 157 Ave.	7 Students	BELL MID-2 BRADDOCK 5R-1	3/08/01	
	THE STATE OF THE S	N of SW 28 St.	18 Unite/	HALL ELEM-5	CC10	APPROVED
39	ALCO GROUP, INC. #00-388	and E of SW 157 Ave.	10 Students	WR THOMAS MID-3 BRADDOCK 9R-2	3/06/01	
	The state of the s	SWC of SW 34 SL	16 Units/	GREENGLADE ELEM-6	CC10	APPROVED
40	JOSE & MARIA CORTEGUERA #00-104	and SW 147 Ave.	e Students	WR THOMAS MID-2 BRADDOCK SR-2	3/06/01	
	CACCANDRA MARROOUNI	E of SW 157 AVB.	18 Units/	HALL ELEM-6	CC10	APPROVED
41	CASSANDRA MARROQUIN #00-400	and SW 16 St	9 Students	BELL MID-2 BRADDOCK SR-2	3/08/2001	



				GREENGLADE ELEM-2	CC10	APPROVED
42	LEL FAMILY HOLDINGS, INC. #01-414	5 of 5W 28 St. and W of 5W 147 Ave.	6 Units/ 4 Students	WR THOMAS MID-1 BRADDOCK 9R-1	3/12/02	
	U.N.G. ENTERPRISIES, INC.	NEC of SW 28 St	9 Units/	GREENGLADE ELEM-3	CC10 3/12/02	APPROVED
43	201-436	and 5W 149 Ave.	5 Students	BRADDOCK SR-1		
	ALCO GROUP, INC.	SW 10 St and SW	27 Unite/	HALL ELEM-8	CC10 3/13/01	APPROVED
44	#00-414	156 Ave.	16 Students	WR THOMAS MID-4 BRADDOCK SR-3	9/19/01	
	The second second	SW 12 St and SW	28 Units/	HALL ELEM-8	CC10	APPROVED
45	ALCO GROUP, INC.	167 Ava.	15 Studenis	WR THOMAS MID-4 BRADDOCK SR-3	\$/13/01	
		SW 147 Ave. and	12 Unita/	HALL ELEM-4	CC10	APPROVED
46	CARLOS R. RUA #00-383	6W 14 St	7 Students	BELL MID-2 BRADDOCK 5R-1	4/11/01	
		NWC of SW 144	21 Units/	HALL ELEM-6	CC10	APPROVED
48	HERMILIO CONCEPCION #02-051	Ave, and SW 17 St	12 Students	BELL MID-3 BRADDOCK SR-3	4/23/02	·
	TO THE PERSON OF	NWC of SW 147	8 Units/	GREENGLADE ELEM-2	CC10	APPROVED
49	ANGEL PENA AND FERNANDO DELGADO #00-361	Ave. and 6W 32 St	4 Students	WR THOMAS MID-1 BRADDOCK SR-1	5/22/0 <u>1</u>	
	ANGEL PENA AND VERENA	E of SW 149 Ave.	8 Units/	GREENGLADE ELEM-2	CC10	APPROVED
49	MARCOS	and SW 86 St	4 Students	WR THOMAS MID-1 BRADDOCK SR-1	5/22/01	
		S of SW 12 SL	17 Unite/	HURSTON ELEM-5	CC10	APPROVED
60	AZALEA M. CHIRINO #01-088	and E of SW 166 Aye.	9 Students	BELL MID-2 BRADDOCK SR-2	<i>6/22/</i> 01	
 .	CARAMBOLA INVESTMENTS	SEC of SW 149	18 Units/	GREENGLADE ELEM-5	CC10	APPROVED
51	CORP. #01-030	Ave. and theor. SW 14 St	9 Students	WR THOMAS MID-2 BRADDOCK SR-2	5/22/01	
	CARLOS RODRIGUEZ, RENE	E of SW 147 Pl.	17 Units/	GREENGLADE ELEM-5	CC10	APPROVED
6 2	ESPINOSA AND CELESTINO CANO 200-401	and S of SW 94 St.	g Students	WR THOMAS MID-2 BRADDOCK SR-2	5/22/01	
	HERMILIO CONCEPCION AND	N of SW 14 St.	16 Units/	HALL ELEM-5	CC10	APPROVED
63	JULIAN MARINEZ #01-025	and E of SW 147 Ave.	9 Students	BELL MID-2 BRADDOCK SR-2	5/22/01	
	NEFLER INVESTMENTS CORP.	E of SW 149 Ave.	9 Units/	GREENGLADE ELEM-3	CC10	APPROVED
5 4	#00-389	and SW 34 SL	& Students	WR THOMAS MID-1 BRADDOCK SR-1	6/22/01	
	OOD INTERNATIONAL INC	W of 6W 147 Ave.	10 Units/	GREENGLADE ELEM-3	CC10	APPROVED
66	SAN INTERNATIONAL, INC. #01-021	and S of SW 30 SL	6 Students	WR THOMAS MID-2 BRADDOCK SR-1	<i>5/22/</i> 01	
	ALCO GROUP, INC.	SW 18 St. and SW	152 Units/	HALL ELEM-45	CC10	APPROVED
6 6	#00-413	157 Ave.	84 Students	WR THOMAS MID-20 BRADDOCK SR-19	5/22/01	\$120,000 0//

Updated 5/13/2007 25

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

57	ANGEL PENA AND RAYSA NUNEZ	S of SW 28 St. and W of 5W 147 Ave.	24 Units/ 19 Students	GREENGLADE ELEM-7 WR THOMAS MD-3 BRADDOCK SR-3	CC10 6/26/02	APPROVED
58	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln.	20 Unite/ 11 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-2	CC10 6/25/02	APPROVED
69	LUIS E. CARRAZANA, ET AL 802-117	6 of SW 38 St and W of SW 147 Ave.	13 Unita/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK 5R-1	CC10 8/25/02	APPROVED
60	VIRGILIO SANCHEZ	NWC of Sw 144 and SW 23 SL	26 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 6/25/02	APPROVED
61	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	. NWC of SW 149 Ave. and SW 9 Terr.	14 Units/ 6 Students	NURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	CC10 6/25/02	APPROVED
62	HERMILIO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 6L	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 7/16/02	APPROVED
63	JUAN & DALIA SUAREZ #01-373	SEC of SW 22 St. and SW 147 Ave.	30 Unite/ 17 Suidents	HALL ELEM-9 WR THOMAS MID-4 BIRADDOCK SR-4	CC10 7/16/02	APPROVED
64	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/16/02	APPROVED
85	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 36 SL	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOGK 5R-1	CC10 7/17/01	APPROVED
66	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 United 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	APPROVED
67	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Corel Wey and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 7/24/01	APPROVED
68	DANIEL TACHER 801-044	W of SW 144 Ave. and 650' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CG10 7/24/01	APPROVED
89	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 825' S of Coral Way	14 Unite/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
70	ANTHONY MUARES	SW 15 St. and W of SW 164 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
71	DOLORES P. GARCIA #01-111	SWC of SW 145 CL and SW 28 51.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 9/25/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

			2.41.6.1	HURSTON ELEM-28	GC10	APPROVED
72	F.P.G. WHOLESALE, INC. E01-193	NEC of SW 10 St. and SW 157 Aye.	. 94 Unital 52 Students	BELL MID-13 BRADDOCK SR-11	9/25/01	
73	GRACIELA AND EDMUNDO RESPETO #01-162	Theo. SW 155 Ave, and SW 20 St.	18 Units/ 10 Students	HALL ELEM-6 WR THOMAS MID-S BRADDOCK SR-2	CC10 9/25/01	APPROVED
74	DANKRO, INC. AND KRODAN, S.A.	Blwn Sw 10 SL and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM-97/98 BELL & WR THOMAS MID-43/44 BRADDOCK SR-79	CC10 9/26/01	APPROVED \$295,400 Q/A
75	CORAL WEST, LTD. #02-166	NWC of SW 147Ave, and SW 26 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-15 WR THOMAS MID-20 BRADDOCK SR-19	CC10 2/19/03	APPROVED
76	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 90 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK 5R-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. #01-166	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	GC10 7/24/01	DENIED
1	CROPSEYVILLE CORP. N.V. #97-359	SWC of SW 167 Ave, and N. Kendall Dr.	1007 Units/ 388 Students	EVE ELEM-210 HAMMOCKS MID-93 VARELA & BUNSET SR- 85	CC11 10/10/01	APPROVED
2	CUBAN AGRICOLA, INC. #01-068	14945 SW 160 St.	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE & & ILEANA GARCIA #01-199	SEC of SW 52 St. and SW 166 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. #01.J37	NW & SWC of SW 46 St and SW 184 Agve.	140 Units/ 72 Students	ROBERTS ELEMID- 39/17 BRADDOCK \$R-16	CC11 1/22/02	APPROVED
Б	PROVINCIAL REALTY ABSOCIATES, INC., ET AL #01-424	E of SW 167 Ave and S of SW 56 St.	100 Unite/ 55 Students	ASHE ELEM-30 DOQLIN MID-13 VARELA & BRADDOCK 8R-12	CC11 8/18/02	APPROVED
6	VICTOR & ELIAS BACA & HILDA BALLESTEROS #01-249	NEC of SW 54 St and SW 167 Ave.	39 United 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/01/02	APPROVED
7	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave. and S of SW 76 St.	2 Units/ 1 Swdents	WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
8	TEMA BURK	7540 and 7575 SW 127 Aves.	7 Units/ 4 Students	WINSTON PARK ELEM-Z MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

9	GREENIE PARTNERS, LTD.	SWC of SW 122 Ave. and SW 120 SL	486 Units/ 186 Students	DEVON ARE ELEM-192 RICHMOND HGTS MID- 48 KILLIAN 3R-41	CC13 8/26/01	APPRGVED \$130,000 Q/A
10	FICODOM \$00-173	NEC of SW 187 Ave, and N. Kendall Dr.	5 16 Units/ 245 Students	EVE ELEM-133 DOOLIN MID-59 VARELA & BRADDOCK SR-54	CC11 2/06/01	APPROVED \$159,782 O/A
11	LAUTARO DEVELOPMENT #01-058	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. #00-238	W of SW 157 Ave. end N/6 of SW 144 St	517 Units/ 269 Students	GORDON ELEM-140 RICHMOND HOTS MID- 62 SOUTHRIDGE SR-57	CC11 10/10/01	APPROVED 6 sorts O/A opt i purch 9 ac
13	RAFAEL E PADIERNE #01-145	SWC of SW 174 SL and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE 6R-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-210	NWC of SW 162 Ave. and SW 82 6t	24 Units/ 19 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED
15	CASTCANA ENTERPRISE, INC. #02-185	NEC of SW 164 St and SW 164 Ave	12 Units/ 6 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE 6R-1	CC11 10/30/02	APPROVED
16	JOAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. #01-286	18005 SW 157 Ave.	36 Units/ 18 Students	MIAMI HEIGHTS ELEM- 10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC #02-219	NEC of SW 167 Ave. and SW 56 St	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED .
18	HOMESTAR AT MILLER COVE, INC. #00-299	N of SW 56 St and W of SW 162 Ave.	44 Unite/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-8	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL 202-147	E of SW 167 Avo. and N of SW 184 St.	18 Units/	MIAMI HEIGHTS ELEM-6 REDLAND MID-2 BOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 187 Ave and N of SW 46 St	64 Unite/ 35 Students	ROBERTS ELEMID-18/8 BRADDOCK SR-8	GC11 11/13/02	APPROVED
21	MLR DRIVE CO. #02-049	SEC of Sw 167 Ave and Sw 56 St	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	. CC11 1/7/05	APPROVED
22	ARMANDO H. CÓBO #02-142	7441 SW 125 Ave.	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 8/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #99-328 (#01-238)	SWC of SW 56 St and SW 162 Ave.	53 Unita/ 29 Students	ASHE ELEM-16 DOOLIN MID-7 VARELA & GUNSET SR- 2/3	CC11 7/24/02 2/04/03	APPROVED REMANDED

Updated \$/13/2003 2 8

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

		1 41140 -4 6141 469	206 Units/	PEPPER ELEM-86	.: CC11	APPROVED
24	LAUTARO DEVELOPMENT #02-310	NWC of SW 137 Ave. and SW 120 SL	121 Students	ARVIDA MID-29 SUNSET SR-27	2/4/09	
25	JJMC VENTURES, INC. #02-344	E of SW 157 Ave. and S of SW 176 SL	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVED
26	TAMIAMI KENDALL INVESTMENTS, INC. #99-413	7441 SW 125 Ave.	325 Unita/ 190 Students	GLORIA FLOYD ELEM- 103 RICHMOND HGTS MID- 46 SUNSET 5R-42	CC11 4/1/03	APPROVED
1	ARLENE POLLOCK	S of SW 98 St. and W of SW 107 Ct.	9 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLAN SR-0	CC12 11/07/01	APPROVED
2	CAULEY PALISADE CORP. #02-096	9325 SW 128 SL	7 Units/ 3 Students	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/2 <i>2/</i> 02	APPROVED
3	DAVID KING #01-109	SWC of SW 96 SL and SW 107 Ct	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
4	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Unita/ 6 Students	SUNGET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/06/01	APPROVED
6	HARLON & ANN SACHS	9500 SW 68 St.	9 Units/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 10/22/02	APPROVED
6	JAYA DAVIS #01-108	. S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
7	MARQUISE'S INVESTMENTS, LLC 1900-176	9520 SW 92 SL	9 Units/ 1 Students	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
8 .	MARTA DE VARONA #00-370	9390 SW 66 SL	2 Unite/ 1 Students	SNAPPER CREEK ELEM- 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
8	LUDLAM POINT CLUB, LLC #02-221	6B01 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-8 S. MIAMI MID-4 S. MIAMI SR-4	CC12 11/26/02	APPROVED
0	JORGE A. RODRIGUEZ #02-254	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
11	HENRY FORERO 約2-172	13010 SW 102 AVe.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/26/02	APPROVED
12	HHJ DEVELOPMENT, LLC #01-388	8620-90 SW 94 SL	3 Units/ 1 Student	KENWOOD ELEMID-1/D KILLIAN SR-0	CC12 11/26/02	DENIED

Updated 5/13/2003 29

PREVIOUSLY APPROVED DEVELOPMENT REPURT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

13	OTTO GONZALEZ JR. m1-364	87.25 SW 97 AVE.	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 ·. 1/24/02	DENIED
	EMILIA A. LAVIN #01-375	7890 SW 72 AVB.	4 Units/ 2 Students	LUDICAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR-0	CC12 3/25/02	DENIED
16	RAMON LAVIH \$01-378	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Students	LUDLAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 9/26/02	DENIED

Note: There are nine applications that are pending which would generate 205 students.

Updated 5/13/2001 3 0

PREVIOUSLY APPROVED DEVELOPMENT REFORM CC10, CC11 CC12 (JANUARY '01-MARCH '03)

102% DR. BOWNAN FOSTER ASHE 105% ELEM CARIBBEAN ELEM 108% CORAL TERRACE ELEM 102% DEVON AIRE ELEM 96% DOUGLAS ELEM 124% CHRISTINA M. EVE ELEM 96% GLORIA FLOYD ELEM 124% JACK D. GORDON ELEM 182% GREENGLADE ELEM 124% HALL ELEM 98% HURSTON ELEM 107% KENDALE ELEM 97% KENWOOD ELEM 90% LEEWOOD ELEM 97% LUDLAM ELEM 133% MIAMI HEIGHTS ELEM 125% CLAUDE PEPPER ELEM 101% JANE ROBERTS ELEMIDDLE 117% 5 SEMINOLE ELEM 135% S. MIAMI ELEM Ð ø 125% SNAPPER CREEK ELEM 101% SUNSET PARK ELEM B7% VINELAND ELEM 2 . 114% WINSTON PARK ELEM б

Updated 5/13/2003 3/

PREVIOUSLY APPROVED DEVELOPMENT RECORD CC10, CC11 CC12 (JANUARY '01-MARCH '03)

<u> </u>						4008
RVIDA MID	1906	61	1966	1036	184	161%
ELL MID	1713	123	1838	. 1194	178	134%
OWARD A. DOOLIN MID	1997	69	2086	1210	90	160%
LADES NID	1630	14	1844	B45	178	101%
AMMOCKS MID	2480	93	2573	1693	297	129%
LAYS MID	1096	22	1117	1023	45	105%
IOWARD D. MGMILLAN MID	1731	2	1733	942	232	148%
ALMETTO NID	1888	1	1869	986	169	168%
EDLAND MID	1763	8	1772	1144	25	182%
CHMOND HEIGHTS MID	1616	156	1772	1207	284	119%
ANE ROBERTS ELEMIDDLE	1483	89	1522	1471	92	97%
MIAMI HID	1213	10	1223	739	90	148%
Y MIAMI MID		31	1847	1268	27	127%
VR THOMAS MID	1616	289	1808	1081	D ·	153%
AK IHOWAS MID	1319					
design and the second of the s				1.54136		1. 4. 4.5.
HOLMES BRADDOCK SR	4645	430	5075	- 3111	1044	122%
ORAL PARK SR	4394	27	4421	2184	1015	138%
NAMI KILLIAN SR	3779	42	3821	2227	257	164%
NAMI SOUTHRIDGE SR	4184	78	4262	2372	309	159%
AIAMI SUNSET 8R	3586	142	3728	2680	976	102%
OUTH DADE SR	2824		2833	1871	283	132%
MIAMI SR	3026	20	5046	1818	281	145%
ELIX VARELA 8R		89	4653	3157	0	144%
CLIA VARLOS ON	4484	08				

TOTAL

76092

3867

78959

55101

7837

127%

CHARTER SCHOOLS 2002-2003

Mall	Name and Address Of Charter School	Actual Enrollment	Projected Enrollment			Grade	ACCESS	Voting
Code		(10-04-02)	2003-2004	2004-2005	Meximum	Levela*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Histeah Gardens, FL 33018	80	750	1,000	1,000	9-10	ł	4
0100	Mater Center Charter School 7700 NW 98 St. Hisleah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	ı	4
10	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	800	600	K-5	1	t
5130	North Dade Community Charter School 13850 NW 28 Ave. Opa-Locks, FL 33054	83	575	600	600	K-5	1	1
6710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	ı	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	ı	1
6850	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	388	525	525	525	K-8	1	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1760 NE 168 St. N. Mlami Beach, FL 33162	416	600	600	600	K-5	11	3
6030	Doral Academy	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School	458	1,800	1,800	1,800	9-11	111	5
0400	Burler Flementary Charter School	488	500	500	500	K-5	aı	5

Mali	Name and Address Of Charter School	Actual	Projected Enrollment			Grade	ACCESS	Voting
Code		Enrollment (10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV.	2
3800	Downtown Miami Charter School 305 NW 3 Ava. Miami, FL 33128	294	850	650	650	K-6	IV	2
£010	Florida International Academy 7830 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
D040	Liberty City Charter School 8700 NW 5 Ave. Mlaml, FL 33150	257	400	705	705	K-7	1V	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV.	8
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rose Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy	548	650	700	700	K-8	V	8
6060	ASPIRA South Youth Leadership Charter	160	230	280	260	6-8	VI	9
0070	Coral Reef Montessori Academy	22	500	500	500	K-8	VI VI	9
0300	Rosa Parks Charter School/Florida City	14	9 25	300	. 600	K-7	VI	9

rage lazz.

Name and Address	Pn	ojected Enrollmei	03-04	Max Grade	ACCESS	
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Somersel Academy 11011 SW 80 Avenue Mlami, FL 33158	Deferred to 04-05	650	800	K-5	K-8	V
Pinecreet Academy Middle School 14301 SW 42 Street Miami, Ft. 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School 112 Street & US1 ani, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Młami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE comer of Turnpike & Quail Roost Dr., Marni, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School W 312 St. & 167 Avenue Tomestead, Ft.	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobles Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

[&]quot;temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

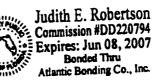
Charter Schools by ACCESS Center LEGEND M KEYS OATS CHARTES SCHOOL rier Schools approved to open for the

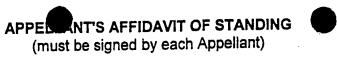
PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY U. U. AMOUNT OF FEE	05.73
RECEIPT #	PECEIVED
DATE HEARD: 6 /11 /03	JUN 3 0 2003
BY CZAB #	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY H. N. O2-266 DATE RECEIVED STAMP
This Appeal Form must be completed in accordance and in accordance with Chapter 33 of the Code of Note that the Department on or before the Deadli	Mami-Dage County, Florida, and return must
RE: Hearing No03-2-CZ12-1 (02-26	56)
Filed in the name of (Applicant)Tasni	m Uddin
Name of Appellant, if other than applicant _	and the Disables
Address/Location of <u>APPELLANT'S</u> property: 8907 S.W. 69th Street Miami, Florida 33173 Application, or part of Application being Appealed (Rezoning from EU-1 to RU-3M	(Explanation):
Appellant (name): Manuel H. Piedra hereby appeals the decision of the Miami-Dade Coreference to the above subject matter, and in a Chapter 33 of the Code of Miami-Dade County, Floring of County Commissioners for review of said decision reversal of the ruling of the Community Zoning Apperture (State in brief and concise language) The district boundary change will not unreasonably increases density administration natural resources as it increases	cordance with the provisions contained in orida, hereby makes application to the Board on. The grounds and reasons supporting the leals Board are as follows: t serve the public benefit as jacent to a wellfield and a have an unfavorable impact
ield.	

APPE INT MUST SIGN THIS PAGE				
Date: 3D day of <u>Signed</u>	MANJELHPIGDER Print Name 8907 5, W. 890+ MANI FL33125 Mailing Address			
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:	305-26425516 305-2627604 Phone Fax			
association of other entry, so indicate.	Representing Signature Print Name			
	Address City State Zip			
Subscribed and Sworn to before me on the	Telephone Number 30th day of JUNE, year 2003			
	Notary Public (stamp/seal)			

Commission expires:





STATE OFFLORIDA
COUNTY OF MIAMI-DADE
Before me the undersigned authority, personally appeared Manuel H. Piedra (Appellant) who was swom and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
2. Original Applicant 3. Written objection, waiver or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.
Further Appellant says not.
Witnesses: When the way with th
Signature Appellant's signature
Print Name Manuel H. Piedra Print Name
Moudhol Signature
Print Name
Sworn to and subscribed before me on the 30th day of 50 NE, year 2003.
Appellant is personally know to me or has produced FC DEWER UCENSE as identification.
Judith E. Robertson Commission #DD220794 Expires: Jun 08, 2007 Bonded Thru Atlantic Bonding Co., Inc. Notary (Stamp/Seal) Commission Expires:

Page 3

[b:forms/affidapl.sam(5/98)]

WHEREAS, TASNIM UDDIN applied for the following:

EU-1 to RU-3M

SUBJECT PROPERTY: A portion of Lot 4 of KIRK ACREAGE, Plat book 47, Page 59, being more particularly described as follows:

Begin at the Northwest corner of said Lot 4; thence run N87°3′ 28″E along the north line of said Lot 4 for a distance of 372.345′; thence run S36°40′ 41′ W for a distance of 129.8′ to a point on the south line of said Lot 4; thence run S87°3′ 10″W along the south line of said Lot 4 for a distance of 289.285′; thence run N3°6′ 8″W along the west line of said Lot 4 for a distance of 100′ to the Point of beginning.

LOCATION: East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 12 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and at which time the applicant
proffered a Declaration of Restrictions which among other things provided:

- 1) That the Property will be developed for residential purposes to be conveyed initially as an ownership (not rental) community.
- 2) That a concrete block wall, a minimum of five (5) feet in height, with trees at a maximum spacing of 25 feet on center apart, of a type approved by Miami-Dade County with a minimum height of fourteen (14) feet at planting, will be placed along the north property line prior to the final zoning approval for the first residential unit on the Property.
- 3) That the Property will be developed with a maximum of eight (8) residential units.
- 4) That any building(s) on the Property will be no more than two (2) stories in height.
- 5) That any building(s) on the Property will be setback a minimum of 35 feet from the side (north) property line.
- 6) That the Owner will not remove the existing Royal Poinciana tree located along SW 89 Court near the northwest corner of the Property.
- 7) As a condition precedent to obtaining plat approval, the Owner shall submit a site plan to the Miami-Dade County Planning and Zoning Department. Said site plan is to assure logic, imagination, innovation and variety in the design process and insure the congruity of the proposed development and its compatibility with the

surrounding area. No request for plat shall be approved until the approval of a site plan from the Planning and Zoning Department.

- 8) That the Owner will utilize graffiti-resistant materials and design in the required concrete wall along the north property line.
- 9) That the Owner will provide open space on any approved site plan in the east property area for the availability of all residents on the Property.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Douglas Krueger, seconded by Millie Herrera, and upon a poll of the members present the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	nay
Millie Herrera	aye	Nelson Varona	aye
		Robert W. Wilcosky	aye

Peggy Brodeur nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 12, that the requested district boundary change to RU-3M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise

28-54-40/02-266 Page No. 2 CZAB12-22-03

its option to enforce the present restrictions wherein the same are restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of June, 2003.

Hearing No. 03-2-CZ12-1 ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-22-03 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of June, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of July, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin	East of 89 Ct & appox508'N of 72 St. Miami-Dade County
APPLICANT	ADDRESS
09/25/2003	02-266
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

08/29/2003

Inspection conducted

08/29/2003

No current violations

107.07-17A

HEACING #102-266

TO: Depart

Diane O'Quinn Williams, Director

Department of Planning and Zoning

ATTN:

Franklin Gutierrez, Agenda Coordinator

FROM: Carlos Alvarez, Director

Miami-Dade Police Department

DATE:

August 28, 2003

SUBJECT:

Police Statistical Data for

Board of County

Commission Meeting on September 11, 2003

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

• Grid 2590 BCG Partners, LLC; Hearing (02-368)

Location: The southeast corner of SW 192 Avenue and SW 304 Street

Grid 1712 Tasnim Uddin; Hearing (02-266)

Location: East of SW 89 Court and approximately 508' north of SW 72

Street (Sunset Drive).

Grid 2438 Martina Borek, et al.; Hearing (03-18)

Location: Lying on the south side of SW 248 Street, lying east of canal

C-102n and approximately 60' west of theoretical SW 121 Court (a/k/a:

12110 SW 248 Street).

Grid 1832 Green Dadeland Hotel, LTD; Hearing (02-248).

Location: South of South Dadeland Boulevard and east of the Palmetto

Expressway.

Grid 2406 S/S Properties Group, LLC; Hearing (03-160).

Location: The east side of U.S. Highway 1 and south of theoretical SW

242 Street.

Five attachments represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 20, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.



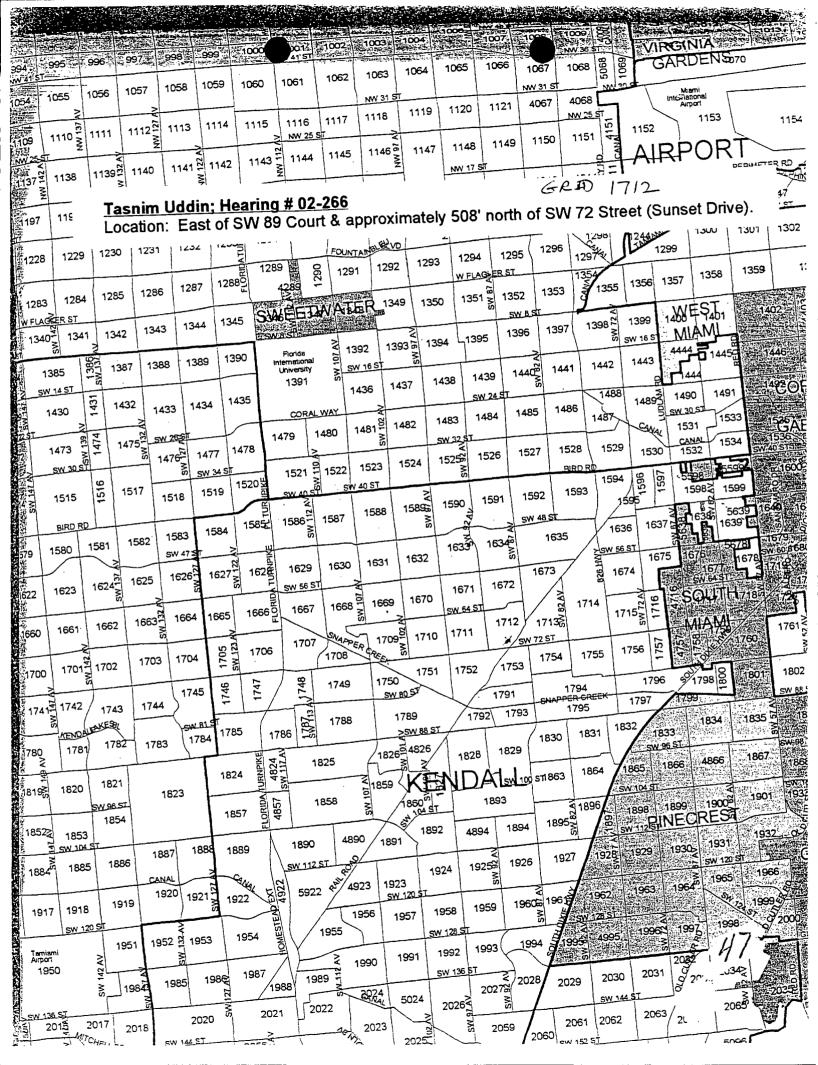
A summary of the information requested is shown below:

Grid Numbers	Hearing	Total Calls-	For-Service	Total Part I & II Crimes		
	Numbers	2002	2003 (Jan-Jul)	2002	2003 (Jan-Jul)	
2590	02-368	422	225	32 7	31.家	
1712	02-266	609	336	32	17	
2438	03-18*	305	232	Million of the Market State of	12/100 And 12/10	
12110 SW 242 St.*	U3-16	.: 30 0* .: 15:	0*			
1832	02-248	2613	1583	320	203	
2406	03-160	374	169	41 3	34	

*Note: Since Hearing 03-18 (Martina Borek, et al.) has an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/go Attachments (5)



Minmi-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains 'Q000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	33
	14	CONDUCT INVESTIGATION	51
l i	15	MEET AN OFFICER	208
ļ	16	D.U.I.	2
ļ	17	TRAFFIC ACCIDENT	37
	18	HIT AND RUN	6
	19	TRAFFIC STOP	64
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	2
l i	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	65
	26	BURGLARY	19
	27	LARCENY	5
	28	VANDALISM	5
	32	ASSAULT	10
	33	SEX OFFENSE	2
	34	DISTURBANCE	31
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	10
	38	SUSPICIOUS PERSON	7
	39	PRISONER	4
	41	SICK OR INJURED PERSON	23

48

Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	43	BAKER ACT	2
	45	DEAD ON ARRIVAL	3
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	5

Total Signals for Grid 1712:

609

Total Reported: 412

Total Not Reported: 197

Total for All Grids: 609

49

Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "26", "27", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	41
	14	CONDUCT INVESTIGATION	26
	15	MEET AN OFFICER	95
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	3
	19	TRAFFIC STOP	22
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	34
	26	BURGLARY	9
	27	LARCENY	5
	28	VANDALISM	7
	29	ROBBERY	1
	32	ASSAULT	2
	34	DISTURBANCE	33
	37	SUSPICIOUS VEHICLE	7
ł ł	39	PRISONER	1
	41	SICK OR INJURED PERSON	18
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1

iami-Dade Police Departme<u>nt</u> Summarized Grid Information By Ignal For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring (1900) 1. 2) '030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	4

Total Signals for Grid 1712:

336

Total Reported: 238

Total Not Reported: 98

Total for All Grids: 336



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOF For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes
Grid 1712	
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	6
230G - SHOPLIFTING ALL OTHERS	8
2400 - MOTOR VEHICLE THEFT	2
G	rid 1712 TOTAL 28
Total Part I :	28



Part I and Part II Crimes w/o AO For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

PART II Crimes		Total Crimes	
Grid 1712		2	
130B - SIMPLE ASSAULT 260B - FRAUD CREDIT CARD/ATM		2	
	Grid 1712 TOTAL	4	
Total PART II :		4	

Grand Total:

32

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in (*1712")



Part I and Part II Crimes w/o AO/ For Specific Grids From 2003-01-01 Thru 2003-07-31 YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes
Grid 1712	
110C - FONDLING	1
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	6
	Grid 1712 TOTAL 11
Total Part I :	11

54



Part I and Part II Crimes w/o AO For Specific Grids From 2003-01-01 Thru 2003-07-31 YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

PART II Crimes		Total Crimes	
Grid 1712			
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		3	
260A - FRAUD CON/SWINDLE/FALSE PRET.		1	
260D - IMPERSONATION		2	
G	rid 1712 TOTAL	6	
Total PART II :		6	

Grand Total: 17

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in (*1712")

55



DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO. CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock	
Manuel Ramos, President Frank Aixala, Vice President	33.3	
Manuel Ramos, Jr., Secretary	33.3	
2750 SW 129 Avenue		
Miami, Florida 33175		

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME	
NAME AND ADDRESS	Percentage of Interest

If the property which is subject of the application is deed or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNER	RSHIP NAME
NAME AND ADDRESS	Percentage of Ownership
purchasers below, including the principal of partners. [Note: where the principal officers, consist of another corporation, trust, partned disclosure shall be required which discloses persons) having the ultimate ownership interest	stockholders, beneficiaries, or partners rship, or other similar entities, further the identity of the individual(s) (natural
NAME	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
	
Date of contract:	

or officers, if a corporation, partnership, or trust.

If any contingency clause or contract terms involve additional parties, list all individuals

For any changes of owne-prip or changes in contracts for pull-ase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my

knowledge and belief.

Signature:

(Applicant)

Sworn to and subscribed before me,

this 3 _ day of _

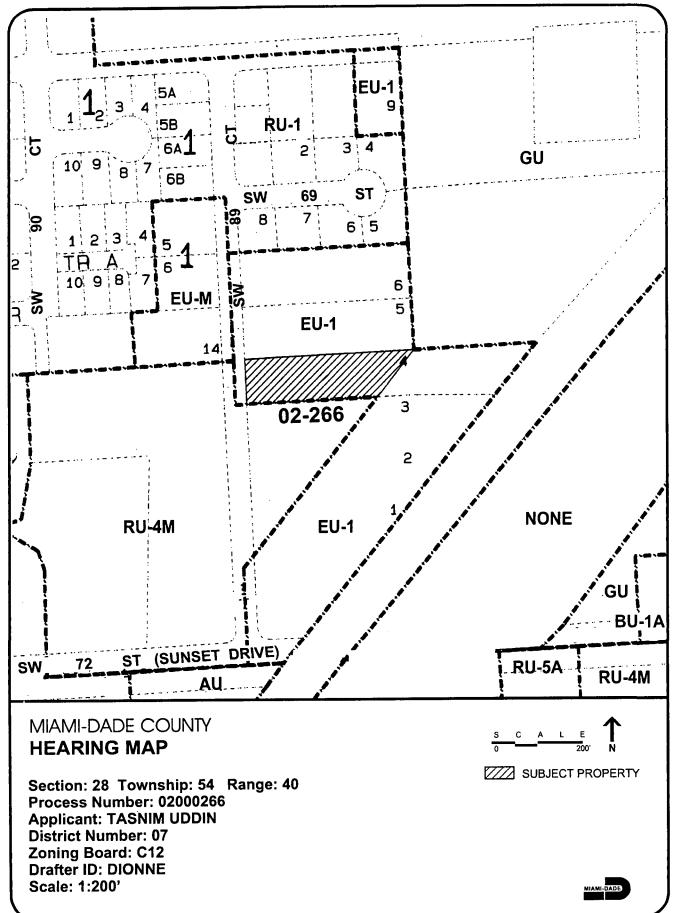
(SEAL)

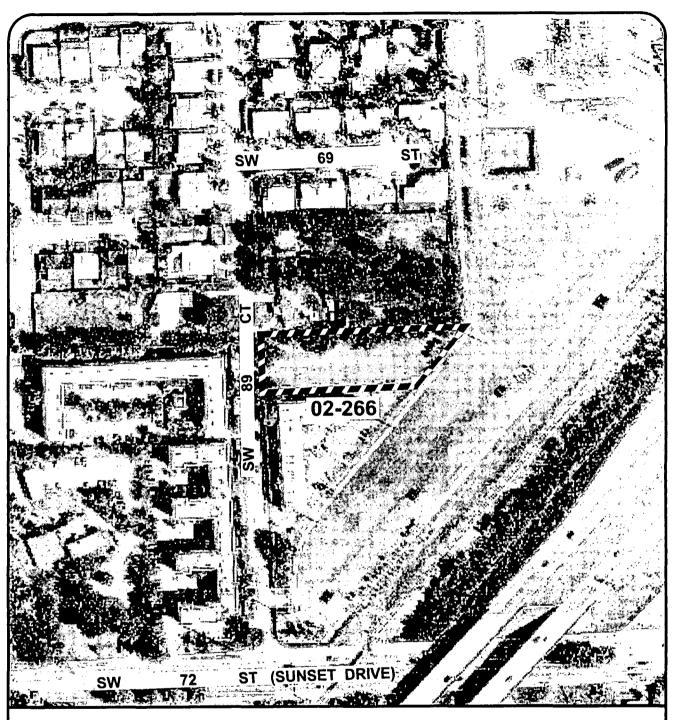
Notary Public, State of

My Commission E



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.





MIAMI-DADE COUNTY

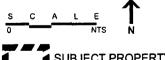
AERIAL

Section: 28 Township: 54 Range: 40

Process Number: 02000266 Applicant: TASNIM UDDIN District Number: 07

Zoning Board: C12 Drafter ID: DIONNE

Scale: NTS







1. TASNIM UDDIN (Applicant)

03-2-CZ12-1 (02-266) BCC/District 7 Hearing Date: 9/11/03

NONE

Property Owner (if different from applicant) Same.						
Is there an option to purchase \square / lease \square the property predicated on the approval of the zoning request? Yes \square No \square						
Disclosure of interest form attached? Yes □ No ☑						
Previous Zoning Hearings on the Property:						
Year Applicant Request	Board	Decision				

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 12 MOTION SLIP

Applicant Name: TASNIM UDDIN

Representative: <u>Jerry Proctor</u>	Objectors: Clara Jacobson
--------------------------------------	---------------------------

Hearing No. 03-2-CZ12-1 (02-266) Hearing Date: February 18, 2003

Resolution No. CZAB12-___-03

		
Motion: Per Department		Standard Conditions:
Per DIC		Deferred to: April 8, 2003
Approved as Requested		Withdrawal
Denied Without Prejudice		
Denied With Prejudice		
Other: To correct an error in	the legal and to work	with the neighbors .
-		
Revised plans accepted?	YES	
Covenant accepted?	YES	

	Yes	No	Absent
D			
Douglas Kruger Jose I. Valdes	X	X	
Nelson A. Varona	X	†	
Robert W. Wilcosky	X		
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS: YES NO X County Attorney: Thomas Robertson

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 12 MOTION SLIP

Applicant Name: TASNIM UDDIN

Clara Jacobson, Manny Dipetra

Dan Brown, Vivian Leon

Tony Sherche, Jose Cruz

Jerry Proctor Representative: Rob Curtis

Objectors: Mike Goldberg

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: April 8, 2003

Resolution No. CZAB12-___-03

Motion: Per Department		Standard Conditions:
Per DIC		Deferred to: <u>May 13, 2003</u>
Approved as Requested		Withdrawal
Denied Without Prejudice		
Denied With Prejudice		
Other: At Board's request fo	or applicant to work with	n the neighbors.
Revised plans accepted?	YES	
Covenant accepted?	YES	

		Yes	No	Absent
Millie Herrera	M	X		
Douglas Krueger		X		
Jose I. Valdes	<u> </u>	X		
Nelson A. Varona	S	X		
Robert W. Wilcosky				X
Peggy Brodeur,		X		

VOTE: 5 TO 0

EXHIBITS:

YES X

NO ___

County Attorney: Stephen Steglitz

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 12 MOTION SLIP

Resolution No. CZAB12-____-03

Applicant Name: TASNIM UDDIN

Clara Jacabson,

Manny Dietra, Vivian Leon

Representative: <u>Jerry Proctor</u>

Objectors: Frank Carbala, Don Brown

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: May 13, 2003

Motion: Standard Conditions: Per Department Deferred to: June 11, 2003 Per DIC Withdrawal _____ Approved as Requested Denied Without Prejudice Denied With Prejudice Other: The motion was to deny the application without prejudice, and the motion ended in a tied vote. The application was automatically deferred to the next scheduled hearing, and the Board, during this period of time, hopes to have an additional Board member (a seventh member) in place for the hearing in June. YES _____ Revised plans accepted? YES _____ Covenant accepted?

		Yes	No	Absent
Millie Herrera			X	
Douglas Krueger			X	
Jose I. Valdes		X		
Nelson A. Varona	M		X	
Robert W. Wilcosky	S	X	1	
Peggy Brodeur,		X		

VOTE: 3 TO 3

EXHIBITS:

YES X

NO ____

County Attorney: Thomas Robertson

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Tasnim Uddin

PH: Z02-266 (03-2-CZ12-1)

SECTION:

28-54-40

DATE: September 11, 2003

COMMISSION DISTRICT: 7

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST**:

Manuel H. Piedra is appealing the application of Tasmin Uddin on the decision of Community Zoning Appeals Board # 12 which approved the following:

EU-1 to RU-3M

o **SUMMARY OF REQUEST:**

The appellant is seeking to appeal the decision of the Community Zoning Appeals Board-12 which approved the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o LOCATION:

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o SIZE: 0.76± Acre

o **IMPACT**:

The property can currently be developed with one (1) unit; however, nine (9) units may be permitted on the site with the rezoning to RU-3M. The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
- 2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped,

whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; vacant lot

Office/Residential

Surrounding Property:

NORTH: EU-1; single-family residence

Residential, 2.5 to 6.0 dua

SOUTH: RU-4M; apartments

Office/Residential

EAST: EU-1; wellfield

Institutional and Public Facility

WEST: RU-4M; apartments

Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable*

Location of Buildings: N/A

Compatibility: Acceptable*

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
N/A
Energy Considerations:
N/A
Roof Installations
N/A
Service Areas:
N/A

Service Areas: N/A
Signage: N/A
Urban Design: N/A

*with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
No objection
No objection
No objection

Schools 3 additional students

H. ANALYSIS:

The appellant, Manuel H. Piedra, is seeking to appeal the decision of the Community Zoning Appeals Board-12 approving the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The appellant alleges that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and a single-family neighborhood and that the location of same adjacent to a wellfield will have an unfavorable impact on natural resources.

This application was approved by Community Zoning Appeals Board-12 on June 11, 2003, by a vote of 4 to 2, pursuant to Resolution CZAB12-22-03. The approval allows the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant was not required to submit a site plan in conjunction with this application, and has not requested alternative site development options of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant proffered a covenant at the time of the CZAB-12 hearing, limiting the development of the site to nine (9) townhouse units, requiring site plan approval through the Administrative Site Plan Review

Tasnim Uddin Z02-266 Page 4

process, and providing enhanced landscaping along the north property line abutting the existing single-family residence to the north.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate 12 PM daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". Miami-Dade County Public Schools has indicated that the proposed rezoning will bring an additional 3 students to the schools in the area. Dialogue between the applicant and the School District has taken place and no mitigation options were generated due to the small size of the site.

The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be consistent with the CDMP. As previously mentioned, the applicant proffered a covenant to the CZAB-12 that restricts the development of the site to nine (9) units as permitted by the CDMP and the proposed RU-3M zoning. Additionally, the covenant includes language requiring enhanced landscaping between the site and the abutting existing single-family use to the north. The covenant also states that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be compatible with the surrounding area. Notwithstanding the appellant's contention that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and that it will have an unfavorable impact on natural resources, staff notes that the Department of Environmental Resources (DERM) has given its approval of the subject application. In DERM's memorandum on same, DERM indicates that the rezoning of the

Tasnim Uddin Z02-266 Page 5

> subject site located within the basic protection area of the Alexander Orr Wellfield, would permit development at a density that would generate a wastewater flow greater than permitted by Chapter 24. As such, the property owner applied for a variance of the maximum permitted wastewater flow before the Environmental Quality Control Board (EQCB). The EQCB approved the construction of ten (10) apartment or townhouse units on the site and subsequently. DERM offered no objections to the approval of the application. Staff is of the opinion that since the applicant will be limiting the development to nine (9) units, which is consistent wit the CDMP and which is below that approved by the EQCB, the decision of CZAB-12 should be upheld. As such, staff recommends denial of this appeal. and the approval of this application.

l. **RECOMMENDATION:**

Denial of the appeal and approval of the application subject to the Board's acceptance of the proffered covenant.

CONDITIONS: None.

DATE INSPECTED:

07/28/03

DATE TYPED:

08/07/03

DATE REVISED:

08/13/03

DATE FINALIZED:

08/13/03

DO'QW:AJT:MTF:REM:TLR

Diane O' Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

August 27, 2003

SUBJECT:

C-12 #Z2002000266-2nd Revision

Tasinim Uddin

E/O SW 89th Court & N/O SW 72nd Street

DBC from EU-1 to RU-3M

(EU-1) (0.76 Ac.)

28-54-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

C-12 #Z2002000266-2nd Revision Tasinim Uddin

Page 2

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

C-12 #Z2002000266-2nd Revision Tasinim Uddin Page 3

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	С	. C
F-1067	SW 72 St. e/o Palmetto Expwy.	С	C
9704	SW 97 Ave. s/o SW 88 St.	C	С
F-1076	SW 87 Ave. n/o SW 85 St.	С	С
F-68	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*) Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Raul A. Pino, P.L.S.

FEB. O 4 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent Facilities Operations, Maintenance and Planning

June 9, 2003

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 N.W. 1 Street, Suite 1110 Miami, Florida 33128

Re:

Tasnim Uddin - Application No. 02-266 (CC12)
East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to dony a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 22, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers June 9, 2003 Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

Newresidential unit square footage X.90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Coordinator III

PG:am L-1359 Attachment

cc:

Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Michael A. Levine

Mr. Ivan M. Rodriguez

Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-266, Tasnim Uddin (CC12)

REQUEST:

Zoning change from EU-1 to RU-3M

ACRES:

.76 acres

LOCATION:

East of SW 89 Court and North of SW 72 Street

NUMBER OF

UNITS:

8 additional units (1unit currently permitted under existing zoning

classification)

ESTIMATED STUDENT

POPULATION:

3 students*

ELEMENTARY:

1

MIDDLE:

1

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE:

Glades Middle - 9451 SW 64 St.

SENIOR HIGH:

Miami Killian Senior - 10655 SW 97 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

Information	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 604*	835	72%/ 72%*	38	69%/ 69%*
Glades Mid.	1630/ 1631	845	193%/ 193% ⁻	176	160%/ 160%*
Mlami Killian Sr.	3779/ 3780*	2227	170%/ 170%*	257	152%/ 152%*

^{*} includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue	Lakes Elementary:
DIUE	Lanco Licitoritary.

Access to computers:

In each classroom and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement::

"A" school

Special Programs:

Before/After-school care

Lunch schedule:

Begins at 10:30 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

None

Glades Middle:

Access to computers:

In each classroom, special computer labs

and media center

Capital Improvements since 2000:

Classrooms, Media Center, Cafeteria,

Art/Music Suites, Science Labs and

Auditorium

Recognition for Academic Achievement::

Five Star Award and "A" school past two

years

Special Programs:

Before/After-School Care and Enrichment

Classes

Lunch schedule:

Begins at 11:10 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel:

French and Spanish

Miami Killian Senior High:

Access to computers:

In each classroom, in special computer

labs and in the Media Center

Capital Improvements since 2000:

None

Recognition for Academic Achievement::

None

Special Programs:

None

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes:

Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel:

ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign

Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

School

Status

Occupancy Date

N/A

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 1 x \$13,221 = \$ 13,221 MIDDLE 1 x \$15,159 = \$ 15,159 SENIOR 1 x \$20,060 = \$ 20,060

Total Potential Capital Cost

\$ 48,440

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



				en anderen en e	and the second second		
1	SOUTH MIAM) METRORAIL STATION SITE	Properyl bounded by Sunset Dr., SW 59 Pl. SW 70 St and US-1		LUDLAM ELEM-12 8. MIAMI MID-6 5. MIAMI SR-5	BCC	APPROVED	
2	GEORGE E. WILLIAMSON, II AND THOMAS W. WILLIAMSON	SEC of N. Kendal Dr. and Dadeland Blyd.	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MIAMI SR-11	BCC 3/14/02	APPROVED \$123,240 O/	
3	CYRUS L. LAPLANT, TRUSTEE, E AL #00-426	Bown SW 128 Ave. and SW 132 Ave. and bown SW 211 St. and SW 218 St.	108 Units/ 84 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	BCC 7/11/02	APPROVED	
7	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 SL	448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	CC10	APPROVED	
2	ARNALDO AND NERCY BARROSO #01-036	S of SW 10 St and E of SW 157 Ava.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED	
3	FERRO DEVELOPMENT LLC #01-355	NWC of SW 10 St and SW 162 Ave.	120 Units/ 65 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED	
4	Francisco Licea, Juan Carlos Licea & Idalys Licea #01-327	N of 5W 20 6L and W of 5W 144 Ave.	22 Units/ 12 Students	HALL ELEMS WR THOMAS MID-3 BRADDOCK SR-9	CC10 1/08/02	APPROVED	
5	GERARDO & REGINA LANES #01-331	S of SW 30 St. and W of SW 147 Ave.	. 21 Unite/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-9	CC10 1/08/02	APPROVED	
6	SOLOMAN PROPERTIES	SW 152 Ave, and SW 36 SL	20 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-8	CC10 1/09/01	APPROVED	
7	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St	6 Unite/ 3 Studente	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/09/01	APPROVED	
9	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St	20 Units/ 11 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK 6R-2	CC10 1/23/01	APPROVED	
,	CANDIDO FJMARIA M. DIAZ-CRUZ #00-251	SW 144 Ave. and theo. SW 28 St.	10 Units/ 8 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK 6R-1	CC10 1/23/01	APPROVED	
	RAFAEL AND RODOLFO NOGUERA #00-272	SW 149 Ave, and theo. SW 34 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED	
.	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo, SW 32 St.	8 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK 6R-1	CC10 1/23/01	APPROVED	

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

				111111111111111111111111111111111111111	0010	APPROVEC
12	HÉRMILIO CONCEPCION AND JULIAN MARINEZ #01-354	SWC of SW23 St and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-4 BELL MID-3 BRADDOCK SR-2	CC10 1/30/02	AFFROVE
13	FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St and SW 149 Ava.	8 Unite/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	GC10 10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St. and SW 165 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave.	38 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-6 BRADDOCK SR-4	GC10 10/04/01	APPROVED
16	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Unita/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
17	CENTURY IV. INC. \$02-043	NWC of SW 69 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM- 2 W MIAMI MID-1 6 MIAMI BR-0	CG10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-202	SW 147 Ave. and SW 20 SL	14 Unita/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK 8R-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	5 side of SW 8 SL Blwn SW 129 CL and SW 132 Ave.	20 Units/ 5 Students	MURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. #01-194	NEC'OI SW 11 St and SW 148 Ave.	9 Units/ 5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 SL and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED
22	LISARDO &OROSIA VEGA #00-285	SEC of SW 26 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
23	SERGIO CONCEPCION #01-236	SEC of SW 14 St and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 16 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
26	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-S BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
	CASTILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 16 St.	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED



	CASTILLUM & ASSOCIATES, INC.	NEC of SW 147 Ave, and SW 18	17 Units/ - 9 Students	HALL ELEM-5 BELL MID-2	CG10 10/8/02	APPROVED
27	BUZ-128	St.		BRADDOCK SR-2		
28	GIL AT CORAL WAY	Eof SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
	JOSE & MARIA CORTEGUERA	N of SW 28 St. and W of SW 147 Ave.	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
29			9 Units/	DOUGLAS ELEM-2	CC10	APPROVED
30	ISIDRO G. DIAZ #01-269	E of NW 7 St and E of NW 128 PL	4 Students	BELL MID-1 BRADDOCK SR-1	11/27/01	
31	JOSE PEREZ CORDERA #01-328	SEC of SW 28 SI. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK 5R-1	CC10 11/27/01	APPROVED
\$2	2002 INVESTMENTS, INC. #02-966	SWC of SW 28 SL and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 12/10/02	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK GR-2	CC10 12/10/02	APPROVED
34	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 154 Ave.and SW 10 St.	27Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	CC10 12/10/02	APPROVED
35	CELOMADING, 5.A. #99-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALLHURSTON ELEM- 109/109 WR THOMAS MID-97 BRADDOCK SR-89	CC10 2/19/01	APPROVED S acres O/A opt purch 11 ac
36	GONZALO SOLIS, ET AL.	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-93 WR THOMAS MID-14 BRADDOCK 5R-13	CC10 2/19/01	APPROVED \$84,680 O/A
37	ALCO GROUP, INC.	S of SW 10 SL and SW 158 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 3/08/01	APPROVED
38	ALCO GROUP, INC. \$00-397	SEC of SW 10 St and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELCM-4 BELL MID-2 BRADDOCK 5R-1	CC10 3/08/01	APPROVED
19	ALCO GROUP, INC. #00-399	N of SW 28 St. and E of SW 157 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 3/08/01	APPROVED
40	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 SL and SW 147 Ave.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 3/06/01	APPROVED
41	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave. and SW 16 St	18 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 3/08/2001	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

				GREENGLADE ELEM-2	CC10	APPROYED
42	#01-434	8 of SW 26 St. and W of SW 147 Ave.	8 Units/ 4 Students	WR THOMAS MID-1 BRADDOCK 9R-1	3/12/02	
43	U.N.G. ENTERPRISIES, INC.	NEC of SW 28 St and SW 149 Ave.	9 Units/ 6 Students	GREENGLADE ELEM-8 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
	ALCO GROUP, INC.	SW 10 St and SW 156 Ave.	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4	CC10 3/13/01	APPROVED
44	#00-414	(SB Ave.	10 0000110	BRADDOCK SR-3		40000/50
45	ALCO GROUP, INC. #00-415	SW 12 St and SW 157 Ave.	28 Units/ 15 Students	MALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	CC10 \$/13/01	APPROVED
46	CARLOS R. RUA #00-363	SW 147 Ave. and SW 14 St	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 4/11/01	APPROVED
48	HERMILIO CONCEPCION #02-454	NWC of SW 144 Ave. and SW 17 St	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-3	CC10 4/23/02	APPROVED
48	ANGEL PENA AND FERNANDO DELGADO #00J81	NWC of SW 147 Ave. end 6W 32 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
49	ANGEL PENA AND VERENA MARCO8 #01-029	E of SW 149 Ave. and SW 86 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
60	AZALEA M. CHIRINO #01-086	S of SW 12 SL and E of SW 156 Ave.	17 Unite/ 8 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
51	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St.	18 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
62	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl. and S of SW 34 St.	17 Units/ 8 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
63	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-025	N of SW 14 St. and E of SW 147 Ave.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
54	NEFLER INVESTMENTS CORP. \$00,389	E of SW 148 Ave. and SW 34 SL	9 Unite/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 SL	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
 56	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 5/22/01	APPROVED \$120,000 O/A



	ANGEL PENA AND RAYBA NUNEZ #01-334	\$ of SW 28 St. and W of SW 147 Ave.	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	6/26/02	
57		,,		·	2044	APPROVED
58	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ava. and SW 23 Ln.	20 Unite/ 11 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 6/25/02	AFFROVE
		6 of SW 38 St	13 Units/	GREENGLADE ELEM-2	CC10	APPROVED
69	LUIS E. CARRAZANA, ET AL #02-117	and W of SW 147 Ave.	4 Students	WR THOMAS MID-1 BRADDOCK SR-1	B/25/02	
80	VIRGILIO SANCHEZ	NWC of Sw 144 and SW 23 SL	26 Units/ 14 Students	MALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	6/25/02	APPROVED
61	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. end SW 9 Text.	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	CC10 6/25/02	APPROVED
62	HERMILIO CONCEPCION #02-118	SEC of SW 147 Ave, and SW 14 St	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC19 7/16/02	APPROVED
	JUAN & IDALIA SUAREZ	SEC of SW 22 St.	\$0 Unite/	HALL ELEM-8	CC10	APPROVED
63	#01-373	and SW 147 Ave.	17 Students	WR THOMAS MID-4 BRADDOCK BR-4	7/16/02	
64	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/18/02	APPROVED
			9 Units/	GREENGLADE ELEM-3	CC10	APPROVED
85	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 86 St.	e Singeure	WR THOMAS MID-1 BRADDOGK 6R-1	7/17/01	
	ACOSTA BROTHERS NURSERY,	6 of Corel Way and 150' W of SW	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1	CC10 7/24/01	APPROVED
66	INC. #01-043	144 Ave.	7 011201112	BRADDOCK SR-1		•
	CRUZ AND MIRIAM ACOSTA #01-042	350' \$ of Coral Way and 305' W	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2	CC10 7/24/01	APPROVED
67	#0,-022	of SW 144 Ave.		BRADDOCK SR-1		
68	DANIEL TACHER #01-044	W of SW 144 Ave. and 660' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CG10 7/24/01	APPROVED
		W of SW 144 Ave	14 Unite/	GREENGLADE ELEM-4	CC10	APPROVED
88	JOAQUIN A. SANCHEZ #01-053	and 625' S of Coral Way	8 Şiudenia	WR THOMAS MID-2 BRADDOCK SR-2	7/24/01	
	ANTHONY MUARES	SW 15 St. and W	18 Units/	HALL ELEM-6	CC10	APPROVED
70	#01-125	of SW 154 Ave.	10 Studenta	WR THOMAS MID-3 BRADDOCK SR-2	9/25/01	
71	DOLORES P. GARCIA	SWC of SW 145 Ct. and SW 26 St.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 9/26/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

	F.P.G. WHOLESALE, INC.	NEC of SW 10 St.		HURSTON ELEM-28	GC10	APPROVE
72	201-193	and SW 167 Ave.	52 Students	BELL MID-13 BRADDOCK 6R-11	9/25/01	
73	GRACIELA AND EDMUNDO RESPETO #01-162	Theo. SW 155 Ave, and SW 20 St.	16 Units/ 10 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVE
74	DANKRO, INC. AND KRODAN, 5.4 \$00-316	A. Blwn Sw 10 St and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	BELL & WR THOMAS . MID-43/44	CC10 9/26/01	APPROVED \$295,400 O
75	CORAL WEST, LTD. #02-166	NWC of SW 147Ave. and SW 26 St. (Coral Way)	154 Units/ 84 Students	BRADDOCK SR-78 HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-18	CC10 2/19/03	APPROVEC
76	SEN INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 30 St.	8 Unils/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK GR-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEXI-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. #01-168	W of SW 147 Ave. and SW 28 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	GC10 7/24/01	DENIED
1	CROPSEYVILLE CORP. N.V.	SWC of SW 167 Ave. and N. Kendall Dr.	1007 Units/ 388 Students	EVE ELEM-210 HAMMOCKS MID-93 VARELA & GUNGET GR- 85	CC11 10/19/01	APPROVED
2	CUBAN AGRICOLA, INC. #01-068	14946 SW 160 St.	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE & & ILEANA GARCIA #01-199	SEC of SW 52 St and SW 166 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. #01-337	NW & SWC of SW 46 St and SW 184 Agye.	140 Units/ 72 Students	ROBERTS ELEMID- 39/17 BRADDOCK \$R-18	CC11 1/22/02	APPROVED
i	PROVINCIAL REALTY A880CIATES, INC., ET AL	E of SW 167 Ave and S of SW 56 St.	100 Unite/ 55 Students	ASHE ELEM-30 DOOLIN MID-13 VARELA & BRADDOCK BR-12	GC11 8/18/02	APPROVED
	VICTOR & ELIAS BACA & HILDA BALLESTEROS #01-249	NEC of SW 54 St and SW 187 Ave.	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-6	CC11 11/01/02	APPROVED
	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave. and S of SW 76 St.		WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
	TEMA BURK	7540 and 7575 SW 127 Aves.	4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED



	GREENIE PARTNERS, LTD.	SWC at SW 122 Ave. and SW 120	486 Units/ 186 Students	DEVON AIRE ELEM-102 RICHMOND HOTS MID-	CC11 8/26/01	APPRGVED. \$130,000 O/A
9	#00-101	St		46 Killan 9r-41		
10	FICODOM \$00-173	NEC of \$W 187 Ave, and N. Kendall Dr.	516 Units/ 246 Students	EVE ELEM-133 DOOLIN MID-59 VARELA & BRADDOCK SR-54	CC11 2/06/01	APPROVED \$159,782 Q/A
11	LAUTARO DEVELOPMENT #01-058	11400 SW 137 Ave.	320 Unite/ 122 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. #00-238	W of SW 157 Ave. and N/S of SW 144 St	517 Units/ 269 Students	GORDON ELEM-140 RICHMOND HOTE MID- 82 SOUTHRIDGE 6R-57	CC11 10/10/01	APPROVED 6 Bares O/A opt purch 9 ac
13	RAFAEL E. PADIERNE #01-145	SWC of SW 174 SL and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-210	NWC of SW 162 Ave. and SW 62 St	24 Units/ 19 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED
15	CASTCANA ENTERPRISE, INC. #02-185	NEC of SW 164 St and SW 164 Ave	12 Units/ 8 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE 5R-1	CC11 10/30/02	APPROVED
16	JOAN WANNER, KATE COUNTS, BEYERLY SIMMS & JOHN SIMMS, JR. #01-386	18005 SW 157 Ave.	38 Units/ 18 Students	MIAMI HEIGHTS ELEM- 10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC #02-219	NEC of SW 187 Ave, and SW 56 St	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
18	HOMESTAR AT MILLER COVE, INC. #00-299	N of SW 56 St. and W of SW 162 Ave.	44 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-8	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL \$02-147	E of SW 157 Avo. and N of SW 184 St.	18 Units/ 9 Students	MAMI HEIGHTS ELEM-6 REDLAND MID-2 SOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 167 Ave and N of SW 45 St	64 Unita/ 35 Students	ROBERTS ELEMID-19/8 BRADDOCK SR-8	GC11 11/13/02	APPROVED
21	MLR DRIVE CO. #02-049	SEC of Sw 167 Ave and Sw 56 St.	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	. CC11 1/7/03	APPROVED
22	ARMANDO Н. СОВО #02-142	7441 SW 125 Ave.	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 9/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #99-326 (#01-238)	SWC of SW 56 St. and SW 162 Ave.	53 Units/ 29 Students	ASHE ELEM-16 DOOLIN MID-7 VARELA & SUNSET SR-	CC11 7/24/02 2/04/03	APPROVED REMANDED

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

	LAUTARO DEVELOPMENT	NWC of 8W 137 Ave. and 8W 120	206 Unite/ 121 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 2/4/09	APPROVE
24		. SL				APPROVE
25	JJMC VENTURES, INC. #02-344	E of SW 167 Ave. and S of SW 178 St	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVE
26	TAMIAMI KENDALL INVESTMENTS, INC. #99-413	7441 SW 125 Ave.	328 Unite/ 190 Students	GLORIA FLOYD ELEM- 103 RICHMOND HGTS MID- 46 SUNSET SR-42	CC11 4/1/03	APPROVE
1	ARLENE POLLOCK	6 of SW 96 St. and W of SW 107 Ct.	9 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVE
2	CAULEY PALISADE CORP. #02-098	9325 SW 128 SL	7 Units/ 3 Studente	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/22/02	APPROVED
3	DAVID KING #01-109	SWC of SW 96 SL and SW 107 CL	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
4	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	81D0 SW 117 Ave.	10 Unite/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/05/01	APPROVED
5	HARLON & ANN SACHS #02-140	9500 SW 68 St.	9 Units/ elnebuig 1	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 10/22/02	APPROVED
6	JAY & DAVIS #01-108	. S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILIAN SR-0	CC12 11/07/01	APPROVED
7	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 St.	3 Unite/ 1 Students	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
8	MARTA DE VARONA #00-370	9390 SW 68 SL	2 Unite/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
9	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	6. MIAMI ELEM-9 6. MIAMI MID-4 6. MIAMI SR-4	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ #02-284	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
11	HENRY FORERO #02-172	13010 SW 102 Aye.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/28/02	APPROVED
12	HHJ DEVELOPMENT, LLC	8620-90 SW 94 SL	3 Units/ 1 Student	KENWOOD ELEMID-1/D KILLIAN SR-0	CC12 11/26/02	DENIED

Updated 5/13/2003 27

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

13	OTTO GONZALEZ JR. m1-364	87:25 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 1/24/02	DENIED
14	ENILIA A. LAVIN	7890 SW 72 AV8.	4 Units/ 2 Students	LUDIAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR-0	CC12 3/25/02	DENIED
16	RAMON LAVIN #01-378	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Students	LUDIAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 3/26/02	DENIED

Note: There are nine applications that are pending which would generate 205 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

	Wall					
						ir. a srack
						·
DR. BOWNAN FOSTER ASHE	1288	70	1338	1113	193	102%
ELEM CARIBBEAN ELEM	944	50	994	927	24	105%
CORAL TERRACE ELEM	598	2	600	451	106	108%
DEVON AIRE ELEM	835	102	937	898	23	102%
DOUGLAS ELEM	1092	8	1101	1143	0	96%
CHRISTINA M. EVE ELEM	756	343	1099	586	0	124%
GLORIA FLOYD ELEM	809	103	912	831	23	96%
JACK D. GORDON ELEM	1793	144	1937	1953	207	124%
GREENGLADE ELEM	828	149	778	457	23	152%
HALL ELEM	633	439	1072	839	23	124%
HURSTON ELEM	876	304	980	1005	0	98%
KENDALE ELEM	1103	4	1107	648	182	107%
KENWOOD ELEM	1018	27	1046	1058	23	97%
LEEWOOD ELEM	679	1	680	705	48	80%
LUDLAM ELEM	600	12	812	439	. 190	97%
MIAMI HEIGHTS ELEM		24	1921	838	158	133%
CLAUDE PEPPER ELEM	1297	131	1286	877	115	125%
JANE ROBERTS ELEMIDDLE	1106	88	1571	1471	92	101%
SEMINOLE ELEM	1483	68	771	835	23	117%
S. MIAMI ELEM	703	0.0	680	280	148	135%
SNAPPER CREEK ELEM	571	2	613	492	b	125%
	611		883	700	23	101%
SUNSET PARK ELEM	830	3		802	125	87%
VINELAND ELEM	705	2	707		46	114%
WINSTON PARK ELEM	1022	6	1027	854	70	11476
		V 1890 A. A. A.			100	

PREVIOUSLY APPROVED DEVELOPMENT RE. CT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

ng n			<u> </u>			
	4005	81	1966	1036	184	161%
ARVIDA MID	1905		1836	. 1194	176	154%
BELL MID	1713	123	2086	1210	80	160%
HOWARD A. DOOLIN MID	1997	69		B45	176	161%
GLADES MID	1630	14	1644		297	129%
IAMMOCKS MID	2480	93	2573	1698		. 105%
MAYS MID	1096	22	1117	1023	46	148%
HOWARD D. MCMILLAN MID	1731	2	1733	942	232	
PALMETTO NID	1888	1	1869	986	169	166%
REDLAND MID	1763	8	1772	1144	25	182%
RICHMOND HEIGHTS MID	1616	156	1772	1207	284	119%
JANE ROBERTS ELEMIDDLE	1483	89	1522	1471	92	97%
S. MIAMI MID	1213	10	1223	739	90	148%
W MLAMI MID	1616	31	1647	1268	27	127%
WR THOMAS MID	1319	289	1808 .	1051	0	153%
						A STATE
the state of the s						
3. HOLMES BRADDOCK SR	4645	430	5075	- 3111	1044	122%
CORAL PARK SR	4394	27	4421	2184	1015	138%
YIAMI KILLIAN 8R	3779	42	3821	2227	257	164%
HIAMI SOUTHRIDGE SR	4184	78	4202	2372	309	159%
HIAMI SUNSET 8R	3586	142	3728	2680	976	102%
OUTH DADE SR	2824	9	2833	1871	283	132%
MIAMI SR	3028	20	3048	1818	281	145%
ELIX VARELA BR	4484	69	4559	3157	0	144%
	 					
4-08-58-38-50-0-75-46-8-77-27	(2008		e leteral de San de la como de la	72 9 84	1	

TOTAL

76092

3867

79959

55101

7837

127%

REV. 6-12-03

CHARTER SCHOOLS 2002-2003

			2002-2003					
Mall	Name and Address	Actual Enrollment				Grade	ACCESS	Voting
Code		(10-04-02)	2003-2004	2004-2005	Meximum	Levels*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Hisleah Gardens, FL 33016	80	750	1,000	1,000	9-10	1	4
0100	Mater Center Charter School 7700 NW 98 St. Hisleah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	l	4
110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	t
5130	North Dade Community Charter School 13850 NW 28 Ave. Opa-Locks, FL 33054	63	575	600	600	K-5	ş	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Ope-Locka, FL 33055	8	32	34	72	K-2	I	1
8900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	8-8		1
6650	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	388	525	525	525	K-8	ı	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	11	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, Ft. 33162	416	600	600	600	K-5	11	3
6030	Doral Academy	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School	456	1,800	1,800	1,800	9-11	111	5
0400	Purley Elementary Charter School	488	500	500	500	K-5	181	5

N
W

Mali	Name and Address	Actual	Projected Enrollment			Grade	ACCESS	Voting
Code	Of Charter School	Enrollment (10-04-02)	2003-2004	2004-2005	Maximum	Lavels*	Center	District
8070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	ı٧	2
3800	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	850	650	650	K-8	IV	2
3 710	Florida International Academy 7830 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	1/	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	8
6040	Miami Shorea/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miemi, FL 33136	42	425	500	600	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy	221	500	500	500	K-8	VI	9
-0300	Rosa Parks Charter School/Florida City	146	250	300	600	K-7	VI	9

Name and Address	Pro	Jected Enrollmen		03-04	Max Grade	ACCESS
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Somerset Academy 11011 SW 80 Avenue Włami, FL 33158	Deferred to 04-05	650	800	K-5	K-8	V
Pinecreet Academy Middle School 14301 SW 42 Street Miami, Ft. 33175	650	700	800	6-8	6-8	
vonne Perez Charter School W 112 Street & US1 aml, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School 17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergaden	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. &164 Terraca Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Bojka Charter School SW 127 Ave. & 72 Street Młami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE comer of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 187 Avenue lomestead, FL	Deferred to 04-05	1,600	1,600	К-В	K-8	VI
Tobles Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

Homestead, FL

**Temporary location for the first year -- the permanent location will be at SW 180 Street & 107 Ave.

Charter Schools by ACCESS Center LEGEND arter Schools approved to open for the

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY U.N. AMOUNT OF FEE \$605	5.73
RECEIPT# <u>200308428</u>	— RECEIVED
DATE HEARD: 6 /11 /03	JUN 3 0 2003
BY CZAB # <u>\2</u>	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY H.W. O2-266 DATE RECEIVED STAMP
This Appeal Form must be completed in accordance wand in accordance with Chapter 33 of the Code of Miam	vith the "Instruction for Filing an Appeal" ni-Dade County, Florida, and return must
be made to the Department on or before the Deadline Deadl	Date prescribed for the Appeal.
Filed in the name of (Applicant) Tasnim I	Uddin
	anuel H. Piedra
Address/Location of <u>APPELLANT'S</u> property: 8907 S.W. 69th Street Miami, Florida 33173 Application, or part of Application being Appealed (Exp Rezoning from EU-1 to RU-3M	lanation):
Appellant (name): Manuel H. Piedra hereby appeals the decision of the Miami-Dade County reference to the above subject matter, and in accor Chapter 33 of the Code of Miami-Dade County, Florida of County Commissioners for review of said decision. reversal of the ruling of the Community Zoning Appeals (State in brief and concise language)	rdance with the provisions contained in a, hereby makes application to the Board The grounds and reasons supporting the Board are as follows:
The district boundary change will not so the unreasonably increases density adjactingle-family neighborhood. It will have an natural resources as it increases de	ent to a wellfield and a e e an unfavorable impact
field.	

APPE NT N	MUST SIGN THIS PAGE
Date: 3D day of Arms Signed	year 2503 Manual riefy
	MANJEL M.PIGDER Print Name
	8907 5, W. 890+ MARI FL33175 Mailing Address
	305-26425516 305-2627604 Phone Fax
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:	
••	Representing
	Signature
	Print Name
	Address
	City State Zip
	Telephone Number

Subscribed and Sworn to before me on the 30th day of JUNE, year 2013

Notary Public

(stamp/seal)

Commission expires:



APPES ANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)



STATE OF	FLORIDA	
COUNTY OF _	MIAMI-DADE	
(Appellant) who	undersigned authority, personally o was sworn and says that the App y Zoning Appeals Board decision.	appeared Manuel H. Piedra cellant has standing to file the attached appeal
The Appellant Zoning Appeals	further states that they have stand s Board matter because of the follo	ding by virtue of being of record in Community bwing:
(Check all that	apply)	•
2. Original	ation at the hearing I Applicant objection, waiver or consent	
Appellant furth and that under	er states they understand the mean penalties of perjury, Affiant declared	aning of an oath and the penalties for perjury, es that the facts stated herein are true.
Further Appella	ant says not.	
Witnesses:		Mendhila
Signature		Appellant's signature
Print Name	WINERTS a	Manuel H. Piedra Print Name
Wheeler Signature	<u> </u>	
W. NULLUN O		
Sworn to and s	subscribed before me on the 20 th	day of <u>JVNE</u> , year <u>2003</u> .
Appellant is peridentification.	Judith E. Robertson Commission #DD220794 Expires: Jun 08, 2007	Notary (Stamp/Seal)
	Bonded Thru Atlantic Bonding Co., Inc.	Commission Expires:

Page 3

[b:forms/affidapl.sam(5/98)]

WHEREAS, TASNIM UDDIN applied for the following:

EU-1 to RU-3M

SUBJECT PROPERTY: A portion of Lot 4 of KIRK ACREAGE, Plat book 47, Page 59, being more particularly described as follows:

Begin at the Northwest corner of said Lot 4; thence run N87°3′ 28″E along the north line of said Lot 4 for a distance of 372.345′; thence run S36°40′ 41′ W for a distance of 129.8′ to a point on the south line of said Lot 4; thence run S87°3′ 10″W along the south line of said Lot 4 for a distance of 289.285′; thence run N3°6′ 8″W along the west line of said Lot 4 for a distance of 100′ to the Point of beginning.

LOCATION: East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 12 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and at which time the applicant
proffered a Declaration of Restrictions which among other things provided:

- 1) That the Property will be developed for residential purposes to be conveyed initially as an ownership (not rental) community.
- 2) That a concrete block wall, a minimum of five (5) feet in height, with trees at a maximum spacing of 25 feet on center apart, of a type approved by Miami-Dade County with a minimum height of fourteen (14) feet at planting, will be placed along the north property line prior to the final zoning approval for the first residential unit on the Property.
- 3) That the Property will be developed with a maximum of eight (8) residential units.
- 4) That any building(s) on the Property will be no more than two (2) stories in height.
- 5) That any building(s) on the Property will be setback a minimum of 35 feet from the side (north) property line.
- 6) That the Owner will not remove the existing Royal Poinciana tree located along SW 89 Court near the northwest corner of the Property.
- 7) As a condition precedent to obtaining plat approval, the Owner shall submit a site plan to the Miami-Dade County Planning and Zoning Department. Said site plan is to assure logic, imagination, innovation and variety in the design process and insure the congruity of the proposed development and its compatibility with the

surrounding area. No request for plat shall be approved until the owner obtains the approval of a site plan from the Planning and Zoning Department.

- 8) That the Owner will utilize graffiti-resistant materials and design in the required concrete wall along the north property line.
- 9) That the Owner will provide open space on any approved site plan in the east property area for the availability of all residents on the Property.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Douglas Krueger, seconded by Millie Herrera, and upon a poll of the members present the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	nay
Millie Herrera	aye	Nelson Varona	aye
•		Robert W. Wilcosky	aye

Peggy Brodeur nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 12, that the requested district boundary change to RU-3M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise

28-54-40/02-266

its option to enforce the project restrictions wherein the same are restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of June, 2003.

Hearing No. 03-2-CZ12-1 ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-22-03 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of June, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of July, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin	East of 89 Ct & appox508'N of 72 St. Miami-Dade County
APPLICANT	ADDRESS
09/11/2003	02-266
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

08/29/2003

Inspection conducted

08/29/2003

No current violations

ITEM # 1 HEXCINS #02.266

Diane O'Quinn Williams, Director

Department of Planning and Zoning

ATTN: Franklin Gutierrez, Agenda Coordinator

FROM: Carlos Alvarez, Director

Miami-Dade Police Department

DATE:

August 28, 2003

SUBJECT:

Police Statistical Data for

Board of County

Commission Meeting on September 11, 2003

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

Grid 2590 BCG Partners, LLC; Hearing (02-368)

Location: The southeast corner of SW 192 Avenue and SW 304 Street

Grid 1712 Tasnim Uddin; Hearing (02-266)

Location: East of SW 89 Court and approximately 508' north of SW 72

Street (Sunset Drive).

Grid 2438 Martina Borek, et al.; Hearing (03-18)

Location: Lying on the south side of SW 248 Street, lying east of canal

C-102n and approximately 60' west of theoretical SW 121 Court (a/k/a:

12110 SW 248 Street).

Grid 1832 Green Dadeland Hotel, LTD; Hearing (02-248).

Location: South of South Dadeland Boulevard and east of the Palmetto

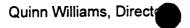
Expressway.

Grid 2406 S/S Properties Group, LLC; Hearing (03-160).

Location: The east side of U.S. Highway 1 and south of theoretical SW

242 Street.

Five attachments represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 20, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.



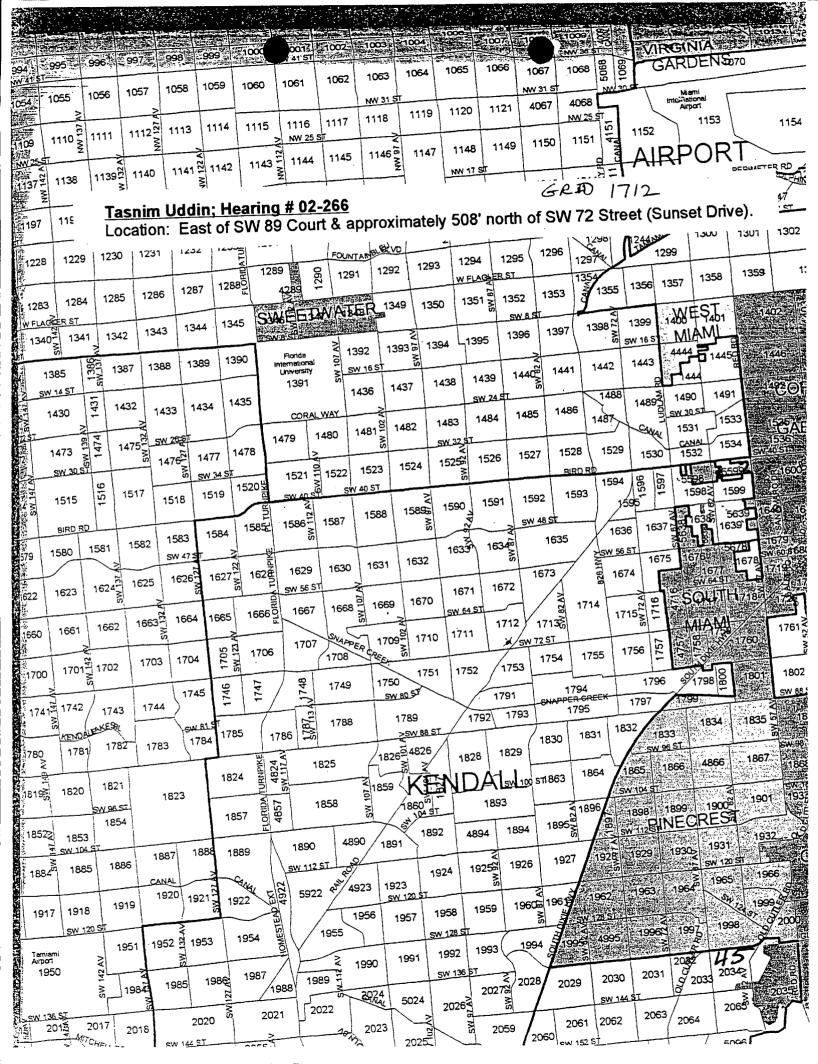
A summary of the information requested is shown below:

Grid Numbers	Hearing	Total Calls-	For-Service	Total Part I	& II Crimes	
	Numbers	2002	2003 (Jan-Jul)	2002	2003 (Jan-Jul)	
2590	02-368	422	225	32	等等 31款 等	
1712	02-266	609	336	32	17	
2438	03-18*	305	232	17 17 17 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Had bearing to have in higher	
12110 SW 242 St	03-16	0***	0*8			
1832	02-248	2613	1583	320	203	
2406	03-160	374	- 3 169 Na.	41	34	

^{*}Note: Since Hearing 03-18 (Martina Borek, et al.) has an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/go Attachments (5)



Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	33
	14	CONDUCT INVESTIGATION	51
	15	MEET AN OFFICER	208
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	37
	18	HIT AND RUN	6
	19	TRAFFIC STOP	64
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	65
	26	BURGLARY	19
	27	LARCENY	5
i	28	VANDALISM	5
ľ	32	ASSAULT	10
	33	SEX OFFENSE	2
	34	DISTURBANCE	31
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	10
	38	SUSPICIOUS PERSON	7
	39	PRISONER	4
	41	SICK OR INJURED PERSON	23

Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	43	BAKER ACT	2
	45	DEAD ON ARRIVAL	3
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	5

Total Signals for Grid 1712 :

609

Total Reported: 412

Total Not Reported: 197

Total for All Grids: 609

Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	41
	14	CONDUCT INVESTIGATION	26
	15	MEET AN OFFICER	95
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	3
	19	TRAFFIC STOP	22
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	34
	26	BURGLARY	9
}	27	LARCENY	5
	28	VANDALISM	7
	29	ROBBERY	1
	32	ASSAULT	2
	34	DISTURBANCE	33
	37	SUSPICIOUS VEHICLE	7
	39	PRISONER	1
	41	SICK OR INJURED PERSON	18
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1

Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	4

Total Signals for Grid 1712:

336

Total Reported: 238

Total Not Reported: 98

Total for All Grids: 336

Report: X:\CIW\Reports\DI7F22~1.IMR

Date: 8/20/2003 Page 2



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AO For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes	·
Grid 1712		
130A - AGGRAVATED ASSAULT	1	
2200 - BURGLARY	11	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	6	
230G - SHOPLIFTING ALL OTHERS	8	
2400 - MOTOR VEHICLE THEFT	2	
	Grid 1712 TOTAL 28	
Total Part I :	28	



Part I and Part II Crimes w/o AO For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

PART II Crimes		Total Crimes	
Grid 1712			
130B - SIMPLE ASSAULT		2	
260B - FRAUD CREDIT CARD/ATM		2	
	Grid 1712 TOTAL	4	
Total PART II :		4	

Grand Total:

32

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1712")



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-07-31 YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

Part I Crimes		Total Crimes
Grid 1712		
110C - FONDLING		1
2200 - BURGLARY		1
230F - SHOPLIFTING FROM A MOTOR VEHICLE		3
230G - SHOPLIFTING ALL OTHERS		6
	Grid 1712 TOTAL	11
Total Part I :		11



Part I and Part II Crimes w/o ACF For Specific Grids From 2003-01-01 Thru 2003-07-31 YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

PART II Crimes		Total Crimes	
Grid 1712			
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	=	3	
260A - FRAUD CON/SWINDLE/FALSE PRET.		1	
260D - IMPERSONATION		2	
	Grid 1712 TOTAL	6	
Total PART II :	-	6	

Grand Total:

17

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1712")



DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO. CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock
Manuel Ramos, President Frank Aixala, Vice President Manuel Ramos, Jr., Secretary	33,3
	33.3
	33.3
2750 SW 129 Avenue	_
Miami Florida 33175	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME	
NAME AND ADDRESS	Percentage of Interest

If the property which is subject of the application is consequence or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PAR	TNERSHIP NAME
NAME AND ADDRESS	Percentage of Ownership
	·
	· .
purchasers below, including the principal partners. [Note: where the principal offic consist of another corporation, trust, public disclosure shall be required which disclosure persons) having the ultimate ownership into	or Partnership, list the names of the contract pal officers, stockholders, beneficiaries, or cers, stockholders, beneficiaries, or partners artnership, or other similar entities, further pses the identity of the individual(s) (natural erest in the aforementioned entity).
NAME	
NAME, ADDRESS AND OFFICE (if applications)	<u>Percentage of Interest</u>
Date of contract:	

\73190\11125\# 524679 v 1 4/3/03 10:34 AM

or officers, if a corporation, partnership, or trust.

If any contingency clause or contract terms involve additional parties, list all individuals

For any changes of owner-ip or changes in contracts for pure ase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my

knowledge and belief.

Signature:

(Applicant)

Swom to and subscribed before me,

this 3 day of

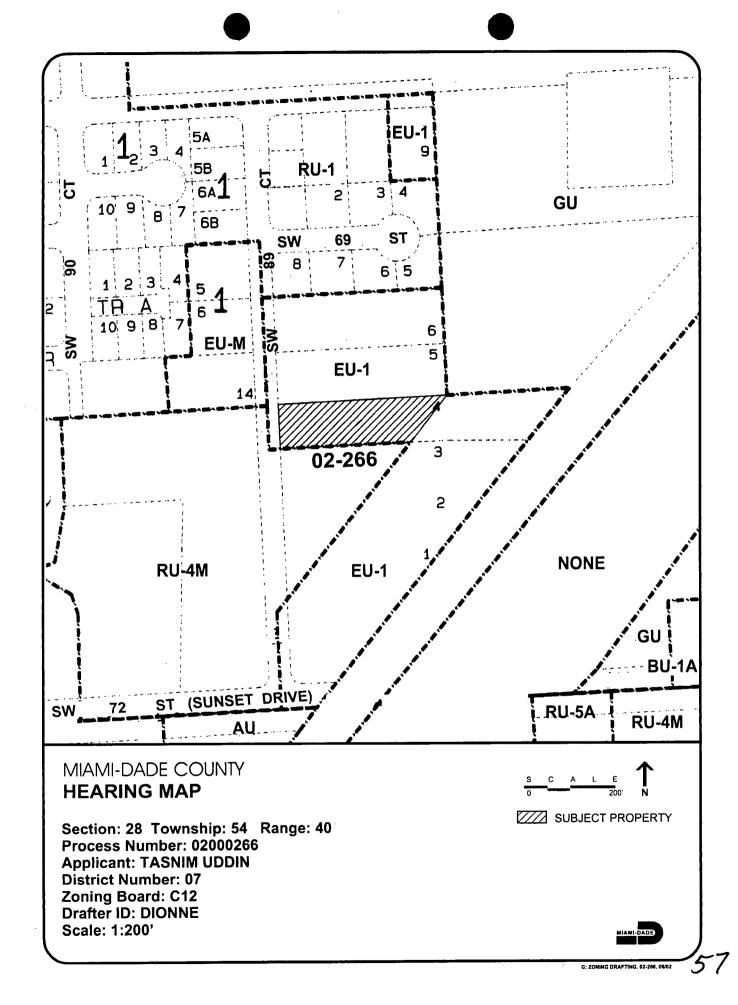
(SEAL)

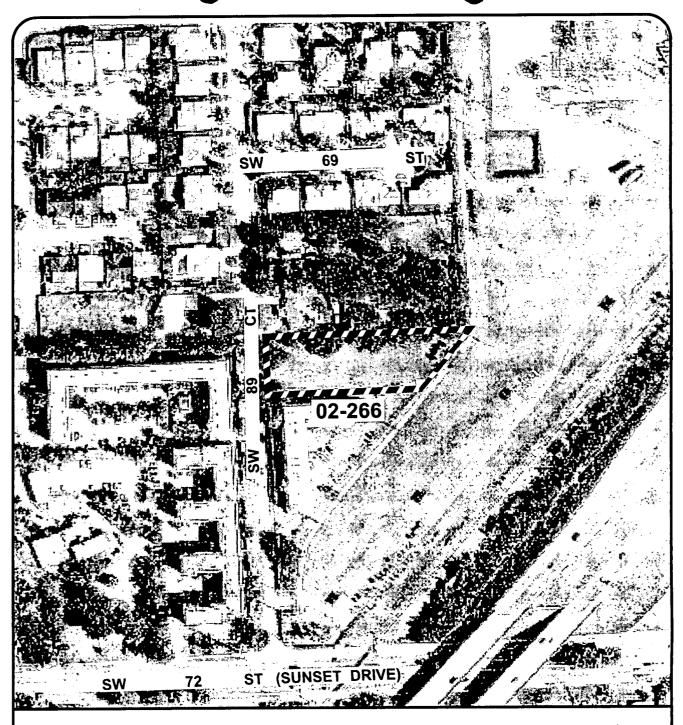
Notary Public, State of

My Commission E



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.





MIAMI-DADE COUNTY

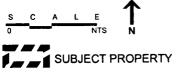
AERIAL

Section: 28 Township: 54 Range: 40

Process Number: 02000266
Applicant: TASNIM UDDIN
District Number: 07

District Number: 07 Zoning Board: C12 Drafter ID: DIONNE

Scale: NTS





A. TASNIM UDDIN (Applicant)

03-2-CZ12-1 (02-266) Area 12/District 7 Hearing Date: 6/11/03

Property (Owner (if different from	applicant) Same.		
	n option to purchase □ Yes □ No ☑	☐ / lease ☐ the property pred	licated on the approval	of the zoning
Disclosure	e of interest form attach	ned? Yes □ No ☑		
	<u>Prev</u>	ious Zoning Hearings on the	Property:	
<u>Year</u>	<u>Applicant</u>	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin	East of 89 Ct & appox508'N of 72 St. Miami-Dade County	
APPLICANT	ADDRESS	
06/11/20003	02-266	
DATE	HEARING NUMBER	

CURRENT ENFORCEMENT HISTORY:

03/14/2003

Inspection conducted

03/14/2003

No current violations

Applicant Name: TASNIM UDDIN

Representative: <u>Jerry Proctor</u> Objectors: <u>Clara Jacobson</u>

Hearing No. 03-2-CZ12-1 (02-266) Hearing Date: February 18, 2003

Resolution No. CZAB12-____-03

		
Motion:		2
Per Department		Standard Conditions:
Per DIC		Deferred to: April 8, 2003
Approved as Requested		Withdrawal
Denied Without Prejudice		
Denied With Prejudice		
Other: <u>To correct an error i</u>	n the legal and to work	with the neighbors .
Revised plans accepted?	YES	
Covenant accepted?	YES	

	Yes	No	Absent
· · · · · · · · · · · · · · · · · · ·			ļ
Douglas Kruger	×	 	
Jose I. Valdes		X	
Nelson A. Varona	X		
Robert W. Wilcosky	X		1
Peggy Brodeur,		X	†

VOTE: 3 TO 2

EXHIBITS: YES ____ NO X County Attorney: Thomas Robertson

Applicant Name: TASNIM UDDIN Jerry Proctor Representative: Rob Curtis		Objectors:	Clara Jacobson, Manny Dipetra Dan Brown, Vivian Leon Tony Sherche, Jose Cruz Mike Goldberg
Representative. Rob Gart			
Hearing No. 03-2-CZ12-1	(02-266)	Hearing Da	ate: April 8, 2003
1	Resolution No. CZAB	1203	
Motion: Per Department		Standard C	onditions:
Per DIC		Deferred to	: <u>May 13, 2003</u>
Approved as Requested		Withdrawal	
Denied Without Prejudice			
Denied With Prejudice			
Other: At Board's request for	or applicant to work with	n the neighbo	ors.
Revised plans accepted?	YES		-

		Yes	No	Absent
Millie Herrera	M	X		
Douglas Krueger		X	1	
Jose I. Valdes		X		
Nelson A. Varona	S	X		· · · · · · · · · · · · · · · · · · ·
Robert W. Wilcosky			1	X
Peggy Brodeur,		X	1	1

YES _____

VOTE: 5 TO 0

EXHI	

Covenant accepted?

YES X NO ___

County Attorney: Stephen Steglitz

Applicant Name: TASNIM UDDIN

Clara Jacabson,

Manny Dietra, Vivian Leon

Representative: <u>Jerry Proctor</u>

Objectors: Frank Carbala, Don Brown

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: May 13, 2003

Resolution No. CZAB12-___-03

Motion: Per Department			Stand	ard Cor	nditions:	
Per DIC			Defer	red to: ي	June 11, 200	<u>3</u>
Approved as Requested			Withd	rawal _		
Denied Without Prejudice						
Denied With Prejudice						
Other: The motion was to on in a tied vote. The application and the Board, during this seventh member) in place	ion was auto period of tim	matically one, hopes t	deferred o have a	to the n in additi	ext schedule onal Board n	d hearing, nember (a
Revised plans accepted?	YES					
Covenant accepted?	YES					
			Yes	No	Absent]
Millie Herrera				X		1

		Yes	No	Absent
Millie Herrera			<u> </u>	
Douglas Krueger			X	
Jose I. Valdes		X		
Nelson A. Varona	M		X	
Robert W. Wilcosky	S	X		
Peggy Brodeur,		X		

VOTE: 3 TO 3

EX	HI	BI	T	S:	
	п	01	•	J .	

YES X

NO ____

County Attorney: Thomas Robertson

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANT: Tasnim Uddin

PH: Z02-266 (03-2-CZ12-1)

SECTION:

28-54-40

DATE: June 11, 2003

COMMISSION DISTRICT: 7

ITEM NO.: A

A. INTRODUCTION

o REQUEST:

EU-1 to RU-3M

o <u>SUMMARY OF REQUEST:</u>

This request will allow the applicant to change the zoning on the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o LOCATION:

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o SIZE: 0.76± Acre

o <u>IMPACT:</u>

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
- 2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property:

EU-1; vacant lot Office/Residential

Surrounding Property:

NORTH: EU-1; single-family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4M; apartments Office/Residential

EAST: EU-1; well field Institutional and Public Facility

WEST: RU-4M; apartments Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable*

Location of Buildings: N/A

Compatibility: Acceptable*

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:

Visibility/Visual Screening:

Energy Considerations:

N/A

Roof Installations

N/A

Service Areas:

N/A

Signage:

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on

^{*}with the proffered covenant

Tasnim Uddin Z02-266 Page 3

the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
No objection
No objection

Schools 3 additional students

H. ANALYSIS:

This application was deferred from the meeting of May 13, 2003, due to a tie vote, from the meeting of April 8, 2003, to allow additional time for the applicant to meet with the neighbors, and from the meeting of February 18, 2003, in order to correct the legal advertisement and to allow time for the applicant to meet with the neighbors. No changes had been made to the application at the time of this writing. The request will allow the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant is not required to submit a site plan in conjunction with this application, and is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant intends to proffer a covenant limiting the development of the site to nine (9) townhouse units, requiring site plan approval through the Administrative Site Plan Review process, and providing enhanced landscaping along the north property line abutting an existing single-family residence.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate 12 PM daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". Miami-Dade County Public Schools has indicated that the proposed rezoning will bring an additional 3 students to the schools in the area.

Tasnim Uddin Z02-266 Page 4

> The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be consistent with the CDMP. As previously mentioned, the applicant intends to proffer a covenant that will restrict the development of the site to the nine (9) units permitted by the CDMP and the proposed RU-3M zoning. Additionally, the proffered covenant will require enhanced landscaping between the site and the abutting existing singlefamily use to the north. The proffered covenant will also state that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be compatible with the surrounding area. Therefore, staff recommends approval of this application subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED:

01/13/03

DATE TYPED:

01/27/03

DATE REVISED:

02/03/03, 02/12/03, 03/07/03, 03/18/03, 04/17/03, 05/08/03, 05/20/03,

06/03/03

DATE FINALIZED:

06/03/03

DO'QW:AJT:MTF:REM:TLR

Diane O' Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

January 17, 2003

SUBJECT:

C-12 #Z2002000266-Revised

Tasinim Uddin

E/O SW 89th Court & N/O SW 72nd Street

DBC from EU-1 to RU-3M

(EU-1) (0.76 Ac.)

28-54-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

An a M. Rhout

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

C-12 #Z2002000266-Revised

Tasinim Uddin

Page 2

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

11

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

DECEIVED

JAN 28 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEFT. OF PLANNING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	С
F-1067	SW 72 St. e/o Palmetto Expwy.	С	С
9704	SW 97 Ave. s/o SW 88 St.	С	С
F-1076	SW 87 Ave. n/o SW 85 St.	С	С
F-68	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*) Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Raul A. Pino, P.L.S.

FEB. O 4 2003

Date



Administrative Director Ana Rijo-Conde, AICP

April 1, 2003

Miami-Dade County School Board
Dr. Michael M. Krop. Chair
Dr. Robert B. Ingram. Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re: Tasnim Uddin - Application No. 02-266 (CC12)

East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers April 1, 2003 Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good

Coordinator III

PG:am L-1026 Attachment

CC:

Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Ivan Rodriguez Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-266, Tasnim Uddin (CC12)

REQUEST:

Zoning change from EU-1 to RU-3M

ACRES:

.76 acres

LOCATION:

East of SW 89 Court and North of SW 72 Street

NUMBER OF

UNITS:

8 additional units (1unit currently permitted under existing zoning

classification)

ESTIMATED STUDENT

POPULATION:

3 students*

ELEMENTARY:

MIDDLE:

1

1

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE:

Glades Middle - 9451 SW 64 St.

SENIOR HIGH:

Miami Killian Senior - 10655 SW 97 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 605*	835	72%/ 72%*	38	69%/ 69%*
Glades Mid.	1630/ 1631*	845	193%/ 193%*	176	160%/ 160%*
Miami Killian Sr.	3779/ 3779*	2227	170%/ 170%*	257	152%/ 152%*

^{*} includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:

In each classroom and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement::

"A" school

Special Programs:

Before/After-school care

Lunch schedule:

Begins at 10:30 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

None

Glades Middle:

Access to computers: In each classroom, special computer labs

and media center

Capital Improvements since 2000: Classrooms, Media Center, Cafeteria,

Art/Music Suites, Science Labs and

Auditorium

Recognition for Academic Achievement:: Five Star Award and "A" school past two

years

Special Programs: Before/After-School Care and Enrichment

Classes

Lunch schedule: Begins at 11:10 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel: French and Spanish

Miami Killian Senior High:

Access to computers: In each classroom, in special computer

labs and in the Media Center

Capital Improvements since 2000: None

Recognition for Academic Achievement:: None

Special Programs: None

Lunch schedule: Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes: Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel: ESE, Language Arts, Math, Science,

Social Studies, Vocational, Foreign

Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2003):

School Status Occupancy Date

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 1 x \$ 13,185 = \$ 13,185 MIDDLE 1 x \$ 15,118 = \$ 15,118 SENIOR 1 x \$ 20,005 = \$ 20,005

Total Potential Capital Cost

\$ 48,308

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



	Applicant Name &	Location Address	Abdraff todays	Boltonia 7	Commenty	Approved Dealers
	(Rumber	13. " +6 P	3 3		Council Date	Comments
1	SOUTH MIAMI METRORAIL STATION SITE	Property bounded by Sunset Dr., SW 59 Pl. SW 70 St and US-1	144 Units/	LUDLAM ELEM-12 S. MIAMI MID-6 S. MIAMI SR-5	BCC	APPROVED
2	GEORGE E. WILLIAMSON, # AND THOMAS W. WILLIAMSON	SEC of N. Kendal Dr. and Dadeland Bwd	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MIAMI SR-11	BCC 3/14/02	APPROVED \$123,240 O/A
3	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave and SW 132 Ave and btwn SW 211 St. and SW 216 St.	106 Units/ 64 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	8CC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. 900-375	7775 NW 8 St	448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAM: MID-30 CORAL PARK SR-27	CC10	APPROVED
,	ARNALDO AND NERCY BARROSO #01-035	S of SW 10 St and E of SW 157 Ave	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
3	FERRÓ DEVELOPMENT LLC 801-366	NWC of SW 10 St and SW 152 Ave	120 Units/ 55 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA 801-J27	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
	GERARDO & REGINA LANES 801-331	S of SW 30 St and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
6	SOLOMAN PROPERTIES #00-058	SW 152 Ave, and SW 36 St	26 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/09/01	APPROVED
7	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St	6 Unital 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/09/01	APPROVED
	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and tree. SW 32 St.	20 Units/ 11 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 1/23/01	APPROVED
•	CANDIDO F./MARIA M. DIAZ-CRUZ #00-251	SW 144 Ave. and theo, SW 28 St	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	GC10 1/23/01	APPROVED
10	RAFAEL AND RODOLFO NOGUERA 800-272	SW 149 Ave, and theo SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA 800-273	SW 148 Ave and tree. SW 32 St	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
12	HERMILIO CONCEPCION AND JULIAN MARINEZ 801-354	SWC of SW 23 St and SW 144 Ave.	20 Units/ 11 Students	MALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 1/30/02	APPROVED
13	FELIX/ZILIA CORDERO 801-127	NEC of SW 29 St. and SW 149 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA 801-195	NEC of SW 14 St and SW 155 Ave	20 Units/ 11 Students	MALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4	CC10 10/04/01	APPROVED
16	MIRIAM GOMEZ LEYVA #01-188	W of SW 147 Ave and SW 28 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
17	CENTURY IV. INC. 502-043	NWC of SW 69 Ave. and SW 40 St	17 Units/ 3 Students	CORAL TERRACE ELEM: 2 W MIAMI MID-1 S MIAMI SR-0	CC10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-202	SW 147 Ave. and SW 20 St	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-387	S aids of SW 8 St. Bitwn SW 129 Ct and SW 132 Ave	20 Units/ 5 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. 201-194	NEC of SW 11 St and SW 146 Ave.	9 Units/ 5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ 801-224	NEC of SW 30 St and SW 147 Ave	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED





22	LISARDO AOROSIA VEGA 1900-285	SEC of SW 26 St and SW 140 Ave	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK 5R-1	CC10 10/24/01	APPROVED
23	SERGIO CONCEPCION #01-236	SEC of SW 14 St and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & ÉMILIO ALVEREZ 801-079	NEC OF SW 16 St. and SW 155 Ave	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
25	ALICIA SCHWIEGER 802-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
26	CASTILLIAN & ASSOCIATES, INC. 802-128	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED
27	CASTILLIAN & ASSOCIATES, INC. 802-129	NEC of SW 147 Ave and SW 18 St	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 10/6/02	APPROVED
28	GIL AT CORAL WAY	Eof SW 144 Ave. and SW 26 St	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
29	JOSE & MARIA CORTEGUERA 802-133	N of SW 26 St. and W of SW 147 Ave	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
30	ISIDRO G. DIAZ #01-269	S of NW 7 St. and E of NW 128 Pt.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	CC10 11/27/01	APPROVED
31	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 11/27/01	APPROVED
32	2002 INVESTMENTS, INC. 802-065	SWC of SW 26 St. and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 12/10/02	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 12/10/02	APPROVED
м	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 154 Ave.and SW 10 St.	27Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	CC10 12/10/02	APPROVED
35	CELOMADING, 8.A. #99-221	SW 24 St and SW 152 Ave.	795 Units/ 404 Students	MALL/HURSTON ELEM- 109/109 WR THOMAS MID-97 BRADDOCK SR-89	CC10 2/13/01	APPROVED 5.1- scres O/A opt to purch 11 sc
36	GONZALO SOLIS, ET AL	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	CC10 2/13/01	APPROVED \$84,660 Q/A
37	ALCO GROUP, INC.	S of SW 10 St. and SW 156 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
30	ALCO GROUP, INC. 800-387	SEC of SW 10 St and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 3/06/01	APPROVED
39	ALCO GROUP, INC.	N of SW 26 St and E of SW 157 Ave	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
40	JOSE & MARIA CORTEGUERA 800-104	SWC of SW 34 St and SW 147 Ave	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 3/06/01	APPROVED
41	CASSANDRA MARROQUIN 800-400	E of SW 157 Ave. and SW 16 St	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 3/06/2001	APPROVED
42	LAL FAMILY HOLDINGS, INC. #01-434	S of SW 26 St and W of SW 147 Ave	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
43	U.N.G. ENTERPRISIES, INC. #01-436	NEC of SW 28 St and SW 149 Ave	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
44	ALCO GROUP, INC. #00-414	SW 10 St. and SW 156 Ave	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK BR-3	CC10 3/13/01	APPROVED
45	ALCO GROUP, INC.	SW 12 St. and SW 157 Ave	28 Units/ 15 Students	HALL ELEM-8 IWR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
46	CARLOS R. RUA 200-363	SW 147 Ave. and SW 14 St	12 Units/ 7 Students	MALL ELEM-4 BELL MID-2 BRADDOCK 5R-1	CC10 4/11/01	APPROVED



PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY 01-MARCH 03)

4	
•	

41	HERMILIO CONCEPCION 802-051	NWC of SW 144 Ave. and SW 17 St	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK BR-3	4/23/02	APPROVED
49	ANGEL PENA AND FERNANDO DELGADO #00-381	NWC of SW 147 Ave. and SW 32 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
49	ANGEL PENA AND VERENA MARCOS 501-029	E of SW 149 Ave. and SW 36 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
50	AZALEA M. CHIRINO 801-086	S of SW 12 St. and E of SW 155 Ave	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
6 1	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor SW 34 St	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
62	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO 500-401	E of SW 147 PL and 5 of SW 34 St	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	5/22/01	APPROVED
63	HERMILIO CONCEPCION AND JULIAN MARINEZ 801-028	N of SW 14 St and E of SW 147 Ave	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
84	NEFLER INVESTMENTS CORP. 800-J89	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
88	SAN INTERNATIONAL, INC. 801-021	W of SW 147 Ave and S of SW 30 St.	10 Unda/ 8 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ B4 Students	MALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 5/22/01	APPROVED \$120,000 O/



PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)



\$7	ANGEL PENA AND RAYSA NUNEZ 801-334	S of SW 28 St. and W of SW 147 Ave	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	CC10 6/25/02	APPROVED
44	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln	20 Units/ 11 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 6/25/02	APPROVED
49	LUIS E. CARRAZANA, ET AL 802-117	S of SW 38 St and W of SW 147 Ave	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 6/25/02	APPROVED
60	VIRGILIO SANCHEZ 801-332	NWC of 5w 144 and 5W 23 St	25 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 8/25/02	APPROVED
61	YEMC CONSTRUCTION & DEVELOPMENT, INC. 802-107	NWC of SW 143 Ave, and SW 9 Terr.	14 Urets/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	CC10 6/25/02	APPROVED
62	HERMILIO CONCEPCION 802-118	SEC of SW 147 Ave. end SW 14 St	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 7/16/02	APPROVED
63	JUAN & IDALIA SUAREZ 801-373	SEC of SW 22 St. and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-9 WR THOMAS MID-4 BRADDOCK SR-4	CC10 7/16/02	APPROVED
64	VIPI CORP., INC. 802-105	W of NW 127 Ave and NW 6 Ln.	16 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/16/02	APPROVED
45	ONDINA P. GOMAR 800-410	SW 148 Ave. and SW 36 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/17/01	APPROVED
**	ACOSTA BROTHERS NURSERY, INC. 801-643	S of Corst Way and 150' W of SW 144 Ave	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	APPROVED
67	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Corel Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 7/24/01	APPROVED
41	DANIEL TACHER 801-044	W of SW 144 Ave. and 660° S of Coral Way	14 Units/ 6 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
61	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
70	ANTHONY MIJARES	SW 15 St. and W of SW 154 Ave.	16 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
71	DOLORES P. GARCIA 801-111	SWC of SW 145 Ct. and SW 28 St	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 9/25/01	APPROVED
72	F.P.G. WHOLESALE, INC. 801-193	NEC of SW 10 St and SW 157 Ave	94 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	CC10 9/25/01	APPROVED
73	GRACIELA AND EDMUNDO RESPETO 801-162	Theo. SW 155 Ave. and SW 20 St.	18 Units/ 10 Students	MALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
74	DANKRO, INC. AND KRODAN, S.A. 800-316	Brwn Sw 10 St. and Corel Way and W of SW 152 Ave	733 Units/ 361 Students	HALL & HURSTON ELEM-97/98 BELL & WR THOMAS MID-43/44 BRADDOCK SR-79	CC10 9/25/01	APPROVED \$295,400 O/A
75	CORAL WEST, LTD. 802-168	NWC of SW 147Ave and SW 26 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 2/19/03	APPROVED
76	S&N INTERNATIONAL, INC. 802-304	W of SW 147 Ave and S of SW 30 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK \$R-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ 802-342	E of SW 147 Ave and N of SW 18 St	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK 5R-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. #01-156	W of SW 147 Ave and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	DENIED



PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)



1	CROPSETVILLE CORP. N.V. 997-359	SWC of SW 167 Ave. and N Kende# Dr	1007 Units/ 388 Students	EVE ELEM-210 HAMMOCKS MID-03 VARELA & SUNSET SR- 85	CC11 10/10/01	APPROVED
2	CUBAN AGRICOLA, INC. 801-968	14945 SW 160 St	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE A. & ILEANA GARCIA 801-199	SEC of SW 52 St and SW 166 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. 801-337	NW & SWC of SW 45 St and SW 184 Asve	140 Units/ 72 Students	ROBERTS ELEMID- 39/17 BRADDOCK SR-16	CC11 1/22/02	APPROVED
5	PROVINCIAL REALTY ASSOCIATES, INC., ET AL 801-424	E of SW 167 Ave and 5 of SW 56 St	100 Units/ 55 Students	ASME ELEM-30 DOOLIN MID-13 VARELA & BRADDOCK SR-12	CC11 6/16/02	APPROVED
•	VICTOR & ELIAB SACA & MILDA BALLESTEROS 801-349	NEC of SW 54 St. and SW 167 Ave	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/01/02	APPROVED
7	DAVID G. & EBTHER C. WEBSTER 802-141	W of Sw 125 Ave and S of SW 75 St	2 Units/ 1 Students	WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
	TEMA BURK #01-363	7540 and 7575 SW 127 Aves	7 Units/ 4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED
•	GREENIE PARTNERS, LTD. 800-101	SWC of SW 122 Ave. and SW 120 St	486 Units/ 188 Students	DEVON AIRE ELEM-102 RICHMOND HIGTS MID- 45 KILLIAN SR-41	CC11 6/26/01	APPROVED \$130,000 O/A
10	FICODOM #00-173	NEC of SW 167 Ave, and N Kendall Dr.	516 Units/ 246 Students	EVE ELEM-133 DOOLIN MID-69 VARELA & BRADDOCK SR-64	CC11 2/06/01	APPROVED \$159,782 O/A
11	LAUTARO DEVELOPMENT	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-66 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. #90-238	W of SW 157 Ave. and N/S of SW 144 St.	517 Units/ 259 Students	GORDON ELEM-140 RICHMOND HGTS MID- 62 SOUTHRIDGE SR-57	CC11 10/10/01	APPROVED 6 scres O/A opt purch 9 sc
13	RAFAEL E. PADIERNE 801-145	SWC of SW 174 St. and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI 800-210	NWC of SW 162 Ave. and SW 62 St.	24 Units/ 13 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED
15	CASTCANA ENTERPRISE, INC. 902-165	NEC of SW 164 St and SW 154 Ave	12 Units/ 6 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE SR-1	CC11 10/30/02	APPROVED
16	JOAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. 801-386	18005 SW 157 Ave	36 Units/ 18 Students	MIAMI HEIGHTS ELEM- 10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC 802-219	NEC of SW 167 Ave. and SW 56 St.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
18	HOMESTAR AT MILLER COVE, INC. 800-289	N of SW 56 St and W of SW 162 Ave	44 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL 802-147	E of SW 157 Ave and N of SW 184 St	18 Units/ 9 Students	MIAMI HEIGHTS ELEM-S REDLAND MID-2 SOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. 802-112	E of SW 167 Ave and N of SW 45 St	64 Units/ 35 Students	ROBERTS ELEMID-19/8 BRADDOCK SR-8	C 211 11/13/02	APPROVED
21	MLR DRIVE CO. 802-049	SEC of 5w 167 Ave and 5w 56 St	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	CC11 1/7/03	APPROVED
22	ARMANDO H. COBO 802-142	7441 SW 125 Ave.	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 9/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE 899-328 (801-238)	SWC of SW 55 St and SW 162 Ave	53 Units/ 29 Students	ASHE ELEM-18 DOOLIN MID-7 VARELA & SUNSET SR- 3/3	CC11 7/24/02 2/04/03	APPROVED REMANDED
24	LAUTARO DEVELOPMENT #02-210	NWC of SW 137 Ave. and SW 120 St.	208 Units/ 121 Students	PEPPER ELEM-65 ARVIDA MID-29 SUNSET SR-27	CC11 2/4/03	APPROVED
25	JJMC VENTURES, INC. 802-344	E of SW 157 Ave. and S of SW 178 St	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVED



PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

r	

	TAMIAMI KENDALL INVESTMENTS, INC.	7441 SW 125 Ave.	326 Units/ 190 Students	GLORIA FLOYD ELEM- 103 RICHMOND HGTS MID-	CC11 4/1/03	APPROVED
26				46 SUNSET SR-42		
1	ARLENE POLLOCK #01-110	S of SW 96 St and W of SW 107 Ct	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
2	CAULEY PALISADE CORP. #02-096	9325 SW 128 SL	7 Units/ 3 Students	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/22/02	APPROVED
3	DAVID KING #01-109	SWC of SW 96 St and SW 107 Ct	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
•	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST 800-440	8100 SW 117 Ave.	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/05/01	APPROVED .
•	HARLON & ANN SACHS	9500 SW 68 St	3 Units/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAM! SR-	CC12 10/22/02	APPROVED
•	JAY A. DAVIS 801-108	S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
7	MARQUISE'S INVESTMENTS, LLC 800-176	9520 SW 92 St	3 Units/ 1 Students	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
	MARTA DE VARONA 800-370	9390 SW 66 St.	2 Units/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-O SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
•	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St	118 Units/ 17 Students	S. MIAMI ELEM-9 S. MIAMI MID-4 S. MIAMI SR-4	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ 802-264	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM- 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
11	MENRY FORERO	13010 SW 102 Ave	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/26/02	APPROVED
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St	3 Units/ 1 Student	KENWOOD ELEMID-170 KILLIAN SR-0	CC12 11/26/02	DENIED
13	OTTO GONZALEZ JR. 801-364	6725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM- 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 1/24/02	DENIED
14	EMILIA A. LAVIN 801-376	7890 SW 72 Ave.	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR-0	CC12 3/26/02	DENIED
15	RAMON LAVIN 801-378	N of 5W 80 St. and approx. 152' W of 5W 72 Ave.	3 Units/ 1 Students	LUDLAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 3/26/02	DENIED

Note: There are seven applications that are pending which would generate 187 students.



ال ما مُعِينَ فِي الْمُرْتِينَ الْمُرْتِينَ فِي الْمُعْلِقِينَ ﴿ فِي الْمُعْلِقِينَ مِنْ أَوْفَا مُرْتَانِ	POPULATION	STUDENTS PER	CUMULATIVE TOTAL	STUDENT STATIONS	RELOGAYABLE STATIONS	
CHOOLS	5000	PROJECT:	POPULATION	PERMANENT	SIAILUM A	RELOCATAN
	18 15 15 15 15	* *		2.2. 102.1.5	THE PARTY OF	<u> </u>
R. BOWMAN FOSTER ASHE						
LEM	1268	70	1338	1113	193	102%
ARIBBEAN ELEM	944	50	994	927	24	105%
ORAL TERRACE ELEM	598	2	600	451	105	106%
DEVON AIRE ELEM	835	102	937	896	23	102%
DOUGLAS ELEM	1092	0	1101	1143	0	96%
HRISTINA M. EVE ELEM	756	343	1099	886	0	124%
LORIA FLOYD ELEM	809	103	912	931	23	96%
ACK D. GORDON ELEM	1793	144	1937	1353	207	124%
REENGLADE ELEM	629	149	778	457	23	162%
ALL ELEM	633	439	1072	839	23	124%
URSTON ELEM	676	304	980	1005	0	96%
ENDALE ELEM	1103	•	1107	848	182	107%
(ENWOOD ELEM	1019	27	1046	1053	23	97%
EEWOOD ELEM						90%
UDLAM ELEM	679	1	680	705	48	
	600	12	612	439	190	97%
NAMI HEIGHTS ELEM	1297	24	1321	836	158	133%
LAUDE PEPPER ELEM	1105	131	1238	877	115	125%
ANE ROBERTS ELEMIDDLE	1483	88	1571	1471	92	101%
EMINOLE ELEM	703	68	771	635	23	117%
. MIAMI ELEM	571	9	580	280	149	135%
NAPPER CREEK ELEM	611	2	613	492	0	125%
BUNSET PARK ELEM	830	3	833	799	23	101%
INELAND ELEM	705	2	707	602	125	97%
VINSTON PARK ELEM	1022	5 .	1027	854	46	114%
	1022	1.				
LEMENTARY TOTALS	21761	2001	2952	19802	. S1785	िं ्रात् १०% स
ARVIDA MID	1805	61	1966	1036	184	161%
BELL MID	1713	123	1836	1194	176	134%
10WARD A. DOOLIN MID	1997	89	2086	1 1210	90	160%
GLADES MID				1210		
GLADES MID	1630	14	1644	845	176	161%
GLADES MID HAMMOCKS MID	1830 2480	14	1644 2573	845 1893	176 297	161%
SLADES MID IAMMOCKS MID MAYS MID	1830 2480 1095	14 93 22	1644 2573 1117	845 1893 1023	176 297 45	161% 129% 105%
CLADES MID TAMMOCKS MID MAYS MID TOWARD D. MCMILLAN MID	1630 2480 1095 1731	14 93 22 2	1844 2573 1117 1733	845 1693 1023 842	176 297 45 232	161% 129% 105% 148%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMEYTO MID	1830 2480 1095	14 93 22	1644 2573 1117	845 1893 1023	176 297 45	161% 129% 105%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID	1630 2480 1095 1731	14 93 22 2	1844 2573 1117 1733	845 1693 1023 842	176 297 45 232	161% 129% 105% 148%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMEYTO MID	1830 2480 1095 1731 1868	14 93 22 2	1844 2573 1117 1733 1869	845 1893 1023 942 966	176 297 45 232 159	161% 129% 105% 148% 168%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID	1830 2480 1095 1731 1868 1763	14 93 22 2 - 1 9	1644 2573 1117 1733 1869	845 1893 1023 842 966 1144	176 297 45 232 159 25	161% 129% 105% 148% 168%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHMOND HEIGHTS MID	1830 2480 1095 1731 1868 1763	14 93 22 2 - 1 9	1644 2573 1117 1733 1869 1772	845 1893 1023 942 966 1144 1207	176 297 45 232 159 25 284	161% 129% 105% 148% 168% 152%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID RICHMOND HEIGHTS MID JAME ROBERTS ELEMIDDLE	1830 2480 1095 1731 1868 1763 1816	14 93 22 2 - 1 9 156 39	1644 2573 1117 1733 1869 1772 1772	845 1893 1023 942 966 1144 1207	176 297 45 232 159 25 284 92	161% 129% 105% 148% 168% 152% 119% 97%
SLADES MID HAMMOCKS MID HAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID	1830 2480 1095 1731 1988 1763 1818 1483	14 93 22 2 2 1 9 156 39	1644 2573 1117 1733 1869 1772 1772 1522	845 1893 1023 942 966 1144 1207 1471 739	176 297 45 232 159 25 284 92	161% 129% 105% 148% 168% 152% 119% 97% 148%
SLADES MID HAMMOCKS MID HAMMOCKS MID HAVS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID RICHMOND HEIGHTS MID HAME ROBERTS ELEMIDDLE S. MIAMI MID N MIAMI MID	1830 2480 1095 1731 1988 1763 1816 1483 1213	14 93 22 2 2 1 9 156 39	1844 2573 1117 1733 1869 1772 1772 1522 1223	845 1893 1023 942 966 1144 1207 1471 739	176 297 45 232 159 25 284 92 90	161% 129% 105% 148% 168% 152% 119% 97% 148%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHAND MID RICHMOND HEIGHTS MID HAME ROSERTS ELEMIDDLE S. MIAMI MID W MIAMI MID WR THOMAS MID	1830 2480 1095 1731 1988 1763 1816 1463 1213 1616	14 93 22 2 2 1 9 156 39 10 31	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847	845 1893 1023 942 966 1144 1207 1471 739 1288 1051	176 297 45 232 159 25 284 92 90 27	161% 129% 105% 148% 168% 152% 119% 97% 1489 127% 153%
SLADES MID HAMMOCKS MID HAMMOCKS MID HAVS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID RICHMOND HEIGHTS MID HAME ROBERTS ELEMIDDLE S. MIAMI MID N MIAMI MID	1830 2480 1095 1731 1988 1763 1816 1483 1213	14 93 22 2 2 1 9 156 39	1844 2573 1117 1733 1869 1772 1772 1522 1223	845 1893 1023 942 966 1144 1207 1471 739	176 297 45 232 159 25 284 92 90 27	161% 129% 105% 148% 168% 152% 119% 97% 148%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID HAME ROSERTS ELEMIDDLE S. MIAMI MID N MIAMI MID NYR THOMAS MID	1830 2480 1095 1731 1868 1763 1816 1463 1213 1816 1319	14 93 22 2 1 9 156 39 10 31 289	1844 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808	845 1893 1023 842 966 1144 1207 1471 739 1268 1051	176 297 45 232 159 25 284 92 90 27 0	161% 129% 105% 148% 168% 152% 119% 67% 148% 127%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID WITHOMAS MID WITHOMAS MID MEDDLE TOTALS 2. HOLMES BRADDOCK SR	1830 2480 1095 1731 1868 1763 1816 1483 1213 1816 1319	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1669 1772 1772 1522 1223 1847 1808	845 1893 1023 842 966 1144 1207 1471 739 1268 1051	176 297 45 232 159 25 284 92 90 27 0	161% 129% 105% 148% 168% 152% 119% 17% 148% 127% 153%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID N MIAMI MID NYR THOMAS MID MODULE TOTALS 2. HOLMES BRADDOCK SR	1830 2480 1095 1731 1868 1763 1816 1483 1213 1816 1319	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1669 1772 1772 1522 1223 1847 1606	845 1893 1023 842 966 1144 1207 1471 739 1268 1051	176 297 45 232 159 25 284 92 90 27 0	161% 129% 105% 148% 168% 152% 119% 67% 148% 127% 153%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE B. MIAMI MID WITHOMAS MID WITHOMAS MID JANE HOMES BRADDOCK SR CORAL PARK BR MIAMI KILLIAN SR	1830 2480 1095 1731 1868 1763 1816 1483 1213 1816 1319	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1669 1772 1772 1522 1223 1847 1808	845 1893 1023 842 966 1144 1207 1471 739 1268 1051 3111 2184 2227	176 297 45 232 159 25 284 92 90 27 0	161% 129% 105% 148% 168% 152% 119% 67% 148% 127% 153% 1:22% 138% 154%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID WITH HOMAS MID AND HOLMES BRADDOCK SR CORAL PARK SR MIAMI KILLIAN SR MIAMI MILLIAN SR MIAMI MILLIAN SR MIAMI KILLIAN SR MIAMI MILLIAN SR MIAMI MILLIAN SR	1830 2480 1095 1731 1868 1763 1816 1483 1213 1816 1319	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1669 1772 1772 1522 1223 1847 1606	845 1893 1023 842 966 1144 1207 1471 739 1268 1051	176 297 45 232 159 25 284 92 90 27 0	161% 129% 105% 148% 168% 152% 119% 67% 148% 127% 153%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE B. MIAMI MID WITH MID WITH HOMAS MID JANE HOMAS MID J	1830 2480 1095 1731 1868 1763 1816 1463 1213 1816 1319 223429 4	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808	845 1893 1023 842 966 1144 1207 1471 739 1268 1051 3111 2184 2227	176 297 45 232 159 25 284 92 90 27 0 1044 1015 257	161% 129% 105% 148% 168% 152% 119% 67% 148% 127% 153% 1:22% 138% 154%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID WITH HOMAS MID AND HOLMES BRADDOCK SR CORAL PARK SR MIAMI KILLIAN SR MIAMI MILLIAN SR MIAMI MILLIAN SR MIAMI KILLIAN SR MIAMI MILLIAN SR MIAMI MILLIAN SR	1830 2480 1095 1731 1868 1763 1816 1483 1213 1816 1319 223429 4645 4394 3779 4184	14 93 22 2 1 9 156 39 10 31 289 430 27 42 78	1644 2573 1117 1733 1069 1772 1772 1522 1223 1847 1808	845 1893 1023 842 966 1144 1207 1471 739 1268 1051 3111 2184 2227 2372	176 297 45 232 159 25 284 92 90 27 0 1044 1015 257 309	161% 129% 105% 148% 152% 119% 148% 152% 148% 127% 148% 153% 153% 154% 154%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE B. MIAMI MID WITH MID WITH HOMAS MID JANE HOMAS MID J	1830 2480 1095 1731 1868 1763 1816 1483 1213 1816 1319 4645 4394 3779 4184	14 93 22 2 1 9 156 39 10 31 289 430 27 42 78	1644 2573 1117 1733 1669 1772 1772 1522 1223 1847 1808	845 1893 1023 842 966 1144 1207 1471 739 1268 1051 3111 2184 2227 2372 2680	176 297 45 232 159 25 284 92 90 27 0 1044 1015 257 309 976	161% 129% 105% 148% 152% 119% 148% 152% 138% 1.22% 138% 154% 159% 159% 102%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID PALMETTO MID REDLAND MID RECHMOND HEIGHTS MID JANE ROSSERTS ELEMIDDLE J. MIAMI MID WITH MID WITH MID J. MOLMES BRADDOCK BR CORAL PARK BR MIAMI KILLIAN SR MIAMI MIS DUTHRIDGE SR MIAMI SUMSET SR BOUTH DADE SR	1830 2480 1095 1731 1868 1763 1816 1483 1213 1816 1319 4645 4394 3779 4184 3586 2824	14 93 22 2 1 9 156 39 10 31 289 430 27 42 78	1644 2573 1117 1733 1069 1772 1772 1522 1223 1847 1808 5075 4421 3321 4262 3729 2833	845 1893 1023 942 966 1144 1207 1471 739 1268 1051 3111 2184 2227 2372 2680	176 297 45 292 159 25 284 92 90 27 0 1044 1015 257 309 976 283	161% 129% 105% 148% 168% 152% 119% 148% 127% 148% 127% 153% 1

26

127%

Miami-Dade County Public Schools Charter Schools

Existing Charter School

- ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- (2) ASPIRA (North) Youth Leadership, 13300 Memorial Highway, North Mlami, FL 33161
- 3 ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- Coral Reef Montessori Academy, 19000 SW 112 Avenue, Miami, FL 33157
- 5 Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- 6 Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- 8 Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- 9 Mater Center School, Inc., 7700 NW 98 Street, Hialeah Gardens, FL 33018
- Mater Academy East, 417 SW 4 Avenue, Miami, FL 33130
- M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- 12 North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- (3) Northeast Academy, 1750 NE 168 Street, North Miami Beach, FL 33162
- Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- 18 Rosa Parks Community School Overtown, 430 NW 9 Street, Mlami, FL 33136
- Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- (8) Spiral Tech Elementary, 12400 SW 72 Street, Miaml, FL 33183
- (9) Youth Co-Op, 12051 West Okeechobee Road, Hisleah Gardens, FL 33018
- Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- 38 Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- Transport of the Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- 38 North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- (4) Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- Sandor Wiener School of Opportunity, 20000 NW 47 Court, Opa-Locka, FL 33055 and 11025 SW 84 Street, Miami, FL 33173

Approved Contracts for 2003-2004

- (2) Keys Gate Charter School, SW 152 Avenue and SE 24 Street, Homestead, FL 33030
- Miaml Children's Museum Charter School, Watson Island, FL
- Bayard Rustin Charter School, SW 312 Street, east of SW 167 Avenue, Mlami, FL 33033
- Elizabeth du Fresne Charter School, SW 117 Avenue, north of SW 164 Terrace, Miami, FL 33157
- Tobias Simon Charter School, 24400 SW 137 Avenue, Miami, FL 33032
- 33 Janet Dean Charter School, north of Ives Dairy Road, between NE 10 and 12 Avenue, Mlami, FL 33179
- Yaro Sojka Charter School, SW 127 Avenue and 72 Street, Miami, FL 33183
- Malbert Shanker Charter School, SE corner of Quait Roost Drive and Florida Turnpike, Mlami, FL 33189
- 1 Yvonne Perez Charter School, SW 112 Street and US 1, Miami, FL 33156
- Excelsior Academy, SW 127 Avenue & Sunset Drive, Miami, FL 33183
- Sunset Heights Charter School, SW 84 Avenue & Sunset Drive, Mlami, FL 33143
- 103 Sweet Home Charter School, SW 184 Street and 107 Avenue, Miami, FL 33157
- 4 Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- 3 Somerset Academy, 11101 SW 80 Avenue, Miami, FL 33156
- Gibson Charter School, 3629 Grand Avenue, Miami, FL 33133

Approved Applications for 2003-2004

- Stanley Axirod Charter School, 7901 NW 103 Street, Miami, FL 33018
- Paul Cejas Charter School, 17801 NW 2 Avenue or NW 175 Street and NW 7 Avenue, Miami, FL
- Chancellor Charter School at Coral Gables, Downtown Coral Gables
- Coral Gables Community Charter School, Downtown Coral Gables
- Miami Shores Senior (location to be determined)
- 6 Children First Charter School, 590 W 20 Street, Hialeah, FL 33010
- Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- Mater Academy South Charter School, Sweetwater area
- Mater Gardens Academy Elementary School, Hialeah Gardens area
- Mater Gardens Academy Middle School, Hialeah Gardens area
- School for Integrated Academics and Technologies (SIATech) 3050 NW 183 Street, Miami, FL 33056, and 12350 SW 285 Street, Homestead, FL 33033
- West Hialeah Academy, Hialeah area
- Balere Language Academy, 20130 SW 304 Street, Homestead, FL 33030
- Dinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175

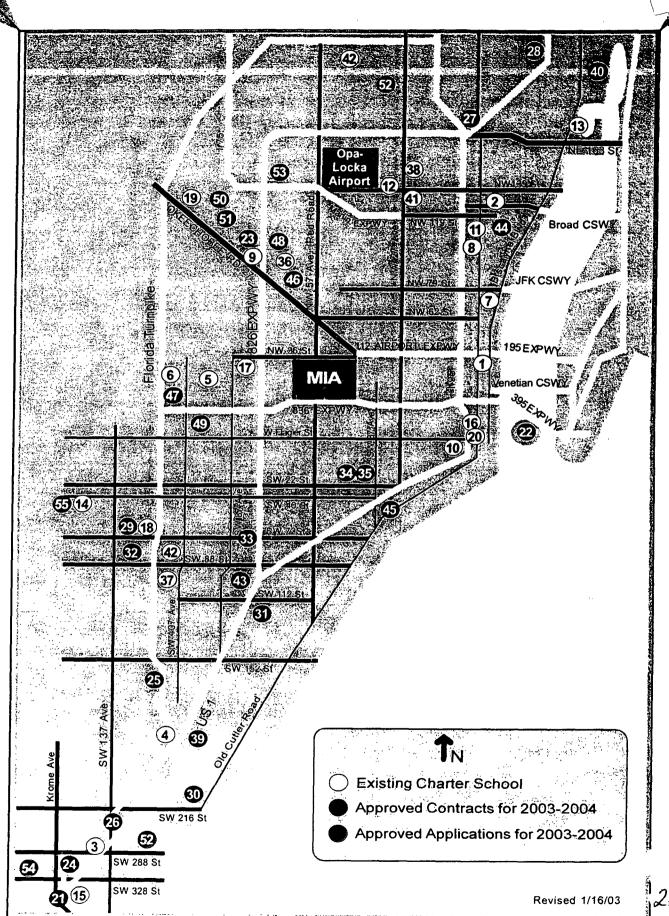
Mater Springs Academy Elementary School (location to be determined)

Mater Springs Academy Middle School (location to be determined)

Nova Southeastern University Charter Academy of Excellence (location to be determined)

Miami-Dade Charter Foundation (6 sites - locations to be determined)

Somerset Academy (8 sites - locations to be determined)



PECELVED APR 0 3 2003

DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO. CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock
Manuel Ramos, President	33,3
Frank Aixala, Vice President	33.3
Manuel Ramos, Jr., Secretary	33.3
2750 SW 129 Avenue	
Miami, Florida 33175	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME	
NAME AND ADDRESS	Percentage of Interest
-	

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP	P NAME
NAME AND ADDRESS	Percentage of Ownership
If there is a CONTRACT FOR PURCHASE, wheth not, and whether a Corporation, Trustee, or Partne purchasers below, including the principal office partners. [Note: where the principal officers, stock consist of another corporation, trust, partnership disclosure shall be required which discloses the inpersons) having the ultimate ownership interest in the	rship, list the names of the contract rs, stockholders, beneficiaries, or kholders, beneficiaries, or partners, or other similar entities, further identity of the individual(s) (natural
NAME	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
	· · · · · · · · · · · · · · · · · · ·
Date of contract:	

30

or officers, if a corporation, partnership, or trust.

If any contingency clause or contract terms involve additional parties, list all individuals

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my

knowledge and belief.

Signature:

(Applicant) For Enk Bix 10

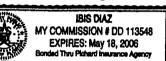
Sworn to and subscribed before me,

this 3 day of April 2003

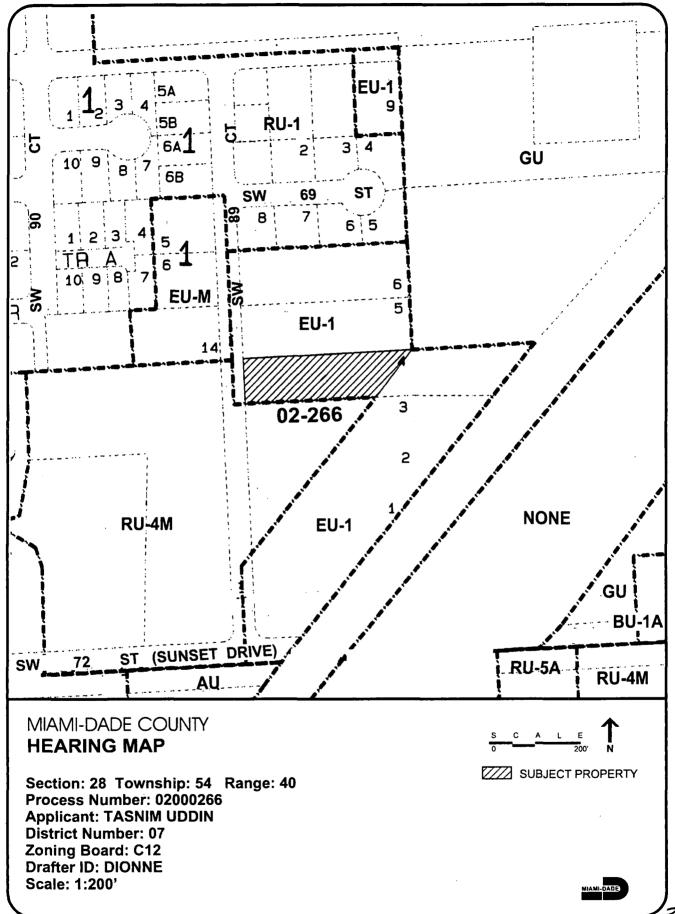
(SEAL)

Notary Public, State of Florida at Large

My Commission Ex



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.





MIAMI-DADE COUNTY **AERIAL**

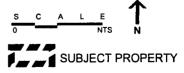
ALNIAL

Section: 28 Township: 54 Range: 40

Process Number: 02000266 Applicant: TASNIM UDDIN

District Number: 07 Zoning Board: C12 Drafter ID: DIONNE

Scale: NTS





A. TASNIM UDDIN (Applicant)

03-2-CZ12-1 (02-266) Area 12/District 7 Hearing Date: 5/13/03

Property C	Owner (if different from	applicant) <u>Same.</u>		
	n option to purchase □ Yes □ No ☑	I lease □ the property pred	dicated on the approval	of the zoning
Disclosure	of interest form attach	ned? Yes □ No ☑		
	Prev	ious Zoning Hearings on th	e Property:	
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin	East of 89 Ct & appox508'N of 72 St. Miami-Dade County
APPLICANT	ADDRESS
05/13/2003	02-266
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

03/14/2003

Inspection conducted

03/14/2003

No current violations

Applicant Name: TASNIM UDDIN

Representative: <u>Jerry Proctor</u>	Objectors: <u>Clara Jacobson</u>

Hearing No. 03-2-CZ12-1 (02-266) Hearing Date: February 18, 2003

Resolution No. CZAB12-____-03

Motion:
Per Department _____ Standard Conditions: ______

Per DIC _____ Deferred to: April 8, 2003

Approved as Requested ____ Withdrawal _____

Denied Without Prejudice ____

Denied With Prejudice ____

Other: To correct an error in the legal and to work with the neighbors ____

Revised plans accepted? YES ______

Covenant accepted? YES ______

	Yes	No	Absent
		-	<u> </u>
Douglas Kruger	X	 	
Jose I. Valdes		X	
Neison A. Varona	X		1
Robert W. Wilcosky	X		1
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS: YES ____ NO X County Attorney: Thomas Robertson

Applicant Name: TASNIM	UDDIN		Clara Jacobson, Manny Dipetra Dan Brown, Vivian Leon
Jerry Pro Representative: <u>Rob Curt</u>		Objectors:	Tony Sherche, Jose Cruz Mike Goldberg
Hearing No. 03-2-CZ12-1	(02-266)	Hearing Da	ate: April 8, 2003
1	Resolution No. CZAB	1203	
Motion: Per Department		Standard C	conditions:
Per DIC		Deferred to	: <u>May 13, 2003</u>
Approved as Requested		Withdrawal	
Denied Without Prejudice			
Denied With Prejudice			
Other: At Board's request for	or applicant to work wit	h the neighbo	ors.
Revised plans accepted?	YES		The second secon
Covenant accepted?	YES		

		Yes	No	Absent
Millie Herrera	M	X		
Douglas Krueger		X	1	
Jose I. Valdes		X		
Nelson A. Varona	S	X	1	
Robert W. Wilcosky				X
Peggy Brodeur,		X		

VOTE: <u>5</u> **TO** <u>0</u>

EXHIBITS:	YES X	NO	County Attorney: Stephen Steglitz
-----------	-------	----	-----------------------------------

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANT: Tasnim Uddin PH: Z02-266 (03-2-CZ12-1)

SECTION: 28-54-40 **DATE:** May 13, 2003

COMMISSION DISTRICT: 7 ITEM NO.: A

A. INTRODUCTION

o **REQUEST**:

EU-1 to RU-3M

o SUMMARY OF REQUEST:

This request will allow the applicant to change the zoning on the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o LOCATION:

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o <u>SIZE:</u> 0.76± Acre

o IMPACT:

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
- 2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

ZONING LAND USE PLAN DESIGNATION

Subject Property:

EU-1; vacant lot Office/Residential

Surrounding Property:

NORTH: EU-1; single-family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4M; apartments Office/Residential

EAST: EU-1; well field Institutional and Public Facility

WEST: RU-4M; apartments Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable*

Location of Buildings: N/A

Compatibility: Acceptable*

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:

Visibility/Visual Screening:

Energy Considerations:

N/A

Roof Installations

N/A

Service Areas:

N/A

Signage:

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on

^{*}with the proffered covenant

Tasnim Uddin Z02-266 Page 3

the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
No objection
No objection
No objection

Schools 3 additional students

H. ANALYSIS:

This application was deferred from the meeting of April 8, 2003, to allow additional time for the applicant to meet with the neighbors, and from the meeting of February 18, 2003, in order to correct the legal advertisement and to allow time for the applicant to meet with the neighbors. No changes had been made to the application at the time of this writing. The request will allow the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant is not required to submit a site plan in conjunction with this application, and is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant intends to proffer a covenant limiting the development of the site to nine (9) townhouse units, requiring site plan approval through the Administrative Site Plan Review process, and providing enhanced landscaping along the north property line abutting an existing single-family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate **12 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". **Miami-Dade County-Public Schools** has indicated that the proposed rezoning will bring an additional **3 students** to the schools in the area.

Tasnim Uddin Z02-266 Page 4

> The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be consistent with the CDMP. As previously mentioned, the applicant intends to proffer a covenant that will restrict the development of the site to the nine (9) units permitted by the CDMP and the proposed RU-3M zoning. Additionally, the proffered covenant will require enhanced landscaping between the site and the abutting existing singlefamily use to the north. The proffered covenant will also state that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be compatible with the surrounding area. Therefore, staff recommends approval of this application subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED:

01/13/03

DATE TYPED:

01/27/03

DATE REVISED:

02/03/03, 02/12/03, 03/07/03, 03/18/03, 04/17/03, 05/08/03

DATE FINALIZED:

05/08/03

DO'QW:AJT:MTF:REM:TLR

Diane O' Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

January 17, 2003

SUBJECT:

C-12 #Z2002000266-Revised

Tasinim Uddin

E/O SW 89th Court & N/O SW 72nd Street

DBC from EU-1 to RU-3M

(EU-1) (0.76 Ac.)

28-54-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

Ana M. Rhut

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

C-12 #Z2002000266-Revised

Tasinim Uddin

Page 2

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

C-12 #Z2002000266-Revised Tasinim Uddin Page 3

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

DECEIVED

JAN 28 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANHING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1067	SW 72 St. e/o Palmetto Expwy.	С	С
9704	SW 97 Ave. s/o SW 88 St.	С	С
F-1076	SW 87 Ave. n/o SW 85 St.	С	С
F-68	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*) Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Raul A. Pino, P.L.S.

FEB. O 4 2003

Date



Miami-Dade County Public Schools

giving our students the world

Administrative Director Ana Rijo-Conde, AICP

April 1, 2003

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami. Florida 33128

Re: Tasnim Uddin - Application No. 02-266 (CC12)

East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers April 1, 2003 Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good

Coordinator III

PG:am L-1026 Attachment

CC:

Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Ivan Rodriguez Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-266, Tasnim Uddin (CC12)

REQUEST:

Zoning change from EU-1 to RU-3M

ACRES:

.76 acres

LOCATION:

East of SW 89 Court and North of SW 72 Street

NUMBER OF

UNITS:

8 additional units (1unit currently permitted under existing zoning

classification)

ESTIMATED

STUDENT

POPULATION:

3 students*

ELEMENTARY:

MIDDLE:

1

1

SENIOR:

1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE:

Glades Middle - 9451 SW 64 St.

SENIOR HIGH:

Miami Killian Senior - 10655 SW 97 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 605*	835	72%/ 72%*	38	69%/ 69%*
Glades Mid.	1630/ 1631*	845	193%/ 193%*	176	160%/ 160%*
Miami Killian Sr.	3779/ 3779*	2227	170%/ 170%*	257	152%/ 152%*

^{*} includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:

In each classroom and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement::

"A" school

Special Programs:

Before/After-school care

Lunch schedule:

Begins at 10:30 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

None

Glades Middle:

In each classroom, special computer labs Access to computers:

and media center

Classrooms, Media Center, Cafeteria, Capital Improvements since 2000:

Art/Music Suites, Science Labs and

Auditorium

Five Star Award and "A" school past two Recognition for Academic Achievement::

vears

Before/After-School Care and Enrichment Special Programs:

Classes

Begins at 11:10 a.m. Lunch schedule:

Non-instructional space utilized for

instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel: French and Spanish

Miami Killian Senior High:

In each classroom, in special computer Access to computers:

labs and in the Media Center

None Capital Improvements since 2000:

None Recognition for Academic Achievement::

None Special Programs:

Lunch schedule: Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes:

Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel: ESE, Language Arts, Math, Science,

Social Studies, Vocational, Foreign

Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2003):

School Status Occupancy Date

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 1 x \$ 13,185 = \$ 13,185 MIDDLE 1 x \$ 15,118 = \$ 15,118 SENIOR 1 x \$ 20,005 = \$ 20,005

Total Potential Capital Cost

\$ 48,308

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



47.1	Applicant Name &	Li Matid	杂基值			1000000 1000000
	Applicant Name & Number	Cocation Address	Andreit Indicates The Control of State		Canadi Data	- Comments
		Propert bounded	144 Units/	LUDIAM ELEM-12	BCC	APPROVED
1	SOUTH MIAMI METRORAIL STATION SITE	by Surset Dr., SW . 59 Pl. SW 70 St. and US-1		S. MIAMI MID-6 S. MIAMI 5R-5		
2	GEORGE E. WILLIAMSON, II AND THOMAS W. WILLIAMSON	SEC of N. Kendal Dr. and Dadeland Blvd	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MIAMI SR-11	8CC 3/14/02	APPROVED \$123,240 O/A
,	CYRUB L. LAPLANT, TRUSTEE, ET AL 800-426	Brwn SW 128 Ave and SW 132 Ave and btwn SW 211 St. and SW 216	106 Units/ 64 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	8CC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. 800-375	St. 7775 NW 8 St.	448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	CC10	APPROVED
1	ARNALDO AND NERCY BARROSO #01-035	S of SW 10 St. and E of SW 157 Ave	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
,	FERRO DEVELOPMENT LLC	NWC of SW 10 St. and SW 152 Ave.	120 Units/ 55 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-B WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
•	GERARDO & REGINA LANES 901-331	S of SW 30 St. and W of SW 147 Ave.		GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/06/02	APPROVED
•	SOLOMAN PROPERTIES #00-Q58	SW 152 Ave. and SW 36 St	26 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	1/09/01	APPROVED
,	ZUMMA PROPERTIES	NW 127 Ln. and NW 7 St	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/09/01	APPROVED
	BICHACHI CONTRACTOR, INC. 800-274	SW 148 Ave. and theo. SW 32 St.	20 Units/ 11 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK 8R-2	CC10 1/23/01	APPROVED
•	CANDIDO F/MARIA M. DIAZ-CRUZ 800-251	theo. SW 28 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	1/23/01	
10	RAFAEL AND RODOLFO NOGUERA #00-272	SW 149 Ave. and theo SW 34 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK 8R-1	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA 400-273	SW 148 Ave. and theo, SW 32 St	6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK \$R-1	CC10 1/23/01	APPROVED
12	MERMILIO CONCEPCION AND JULIAN MARINEZ 401-384	SWC of SW 23 St and SW 144 Ave.	11 Students	MALL ELEM-6 BELL MID-3 BRADDOCK 8R-2	CC10 1/30/02	APPROVED
13	FELIXZILIA CORDERO 801-127	NEC of SW 29 St. and SW 149 Ave.	4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA 801-195	and SW 155 Ave.	11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY 901-213	NWC of SW 30 St and SW 144 Ave	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4 GREENGLADE ELEM-2	10/04/01 CC10	APPROVED
16	MIRIAM GOMEZ LEYVA 901-188	W of SW 147 Ave and SW 28 St.	8 Units/ 4 Students	WR THOMAS MID-1 BRADDOCK 5R-1	10/04/01	
17	CENTURY IV. INC. 902-043	NWC of SW 69 Ave and SW 40 St	17 Units/ 3 Students	CORAL TERRACE ELEM 2 W MIAM! MID-1 S MIAM! SR-0	10/08/02	APPROVED
18	JOSÉ DE LA UZ #02-202	SW 147 Ave. and SW 20 St	8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK 8R-2	10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC 801-367	S aide of SW 8 St Blvm SW 129 Ct and SW 132 Ave	5 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. 901-194	NEC of SW 11 St and SW 146 Ave	5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 St and SW 147 Ave	13 Units/ 7 Students	MALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED



PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY 101-MARCH 103)

22	LISARDO AOROSIA VEGA 800-285	SEC of SW 26 St and SW 140 Ave	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	10/24/01	APPROVED
23	SERGIO CONCEPCION 801-236	SEC of SW 14 St and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 18 8t and SW 155 Ave	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
25	ALICIA SCHWIEGER 802-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
26	CASTILLIAN & ASSOCIATES, INC. 802-128	SEC of SW 147 Ave, and SW 18 St	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED
27	CASTILLIAN & ASSOCIATES, INC. 802-129	NEC of SW 147 Ave. and SW 18 St.	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 10/8/02	APPROVED
28	GIL AT CORAL WAY 802-146	Eof SW 144 Ave. end SW 26 St	11 Unda/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
29	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St and W of SW 147 Ave	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
30	ISIDRO G. DIAZ 201-269	S of NW 7 St. and E of NW 128 Pt.	9 Unital 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	CC10 11/27/01	APPROVED
31	JOBE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 8 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 11/27/01	APPROVED
32	2902 INVESTMENTS, INC. 202-965	SWC of SW 28 St and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 12/10/02	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. 801-306	NWC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 12/10/02	APPROVED
34	MANUEL LOPEZ, JR., ET AL 892-197	SWC of SW 154 Ave.and SW 10 St.	27Units/ 15 Students	HURSTON ELEM-6 BELL MID-4 BRADDOCK SR-3	CC10 12/10/02	APPROVED
35	CELOMADING, 8.A. 899-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM- 109/109 WR THOMAS MID-97 BRADDOCK SR-89	CC10 2/13/01	APPROVED 5 acres O/A opt purch 11 ac
38	GÓNZALO SOLIS, ET AL 800-194	NEC of Corel Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	CC10 2/13/01	APPROVED \$84,660 O/A
37	ALCO GROUP, INC. #06-396	S of SW 10 St. and SW 156 Ave.	18 Units/ 10 Students	MURSTON ELEM-S BELL MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
31	ALCO GROUP, INC. 800-397	SEC of SW 10 St and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 3/06/01	APPROVED
39	ALCO GROUP, INC. #00-399	N of SW 26 St. and E of SW 157 Ave	16 Units/ 10 Students	MALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
40	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St and SW 147 Ave	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 3/06/01	APPROVED
41	CASSANDRA MARROQUIN	E of SW 157 Ave and SW 16 St	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 3/06/2001	APPROVED
42	LEL FAMILY HOLDINGS, INC. 801-434	S of SW 26 St. and W of SW 147 Ave	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK 8R-1	CC10 3/12/02	APPROVED
43	U.N.G. ENTERPRISIES, INC. 801-436	NEC of SW 28 St and SW 149 Ave	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
44	ALCO GROUP, INC. 800-414	SW 10 St and SW 156 Ave	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
48	ALCO GROUP, INC. 800-415	SW 12 St. and SW 157 Ave	28 Units/ 15 Students	HALL ELEM-B WR THOMAS MID-4 BRADDOCK BR-3	CC10 3/13/01	APPROVED
46	CARLOS R. RUA	SW 147 Ave. and SW 14 St.	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK BR-1	CC10 4/11/01	APPROVED



	HERMILIO CONCEPCION	NWC of SW 144 Ave. and SW 17	21 Units/ 12 Students	MALL ELEM-6 BELL MID-3	CC10 4/23/02	APPROVED
44		St		BRADDOCK SR-3		
49	ANGEL PENA AND FERNANDO DELGADO 800-381	NWC of SW 147 Ave. and SW 32 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
41	ANGEL PENA AND VERENA MARCOS 501-028	E of SW 149 Ave. and SW 36 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
\$ 0	AZALEA M. CHIRINO 801-086	S of SW 12 St. and E of SW 155 Ave	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
51	CARAMBOLA INVESTMENTS CORP. 801-030	SEC of SW 149 Ave. and theor. SW 34 St	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
5 2	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO 800-401	E of SW 147 Pt. and 5 of SW 34 St.	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVĘD
63	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-025	N of SW 14 St and E of SW 147 Ave	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
54	NEFLER INVESTMENTS CORP.	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
	SEN INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 6t.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	ALCO GROUP, INC. #00-413	SW 18 St and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK \$R-19	CC10 5/22/01	APPROVED \$120,000 O/



57	ANGEL PENA AND RAYSA NUNEZ 801-334	S of SW 28 St. and W of SW 147 Ave	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	6/25/02	APPROVED
58	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON	SWC of Sw 144 Ave. and SW 23	20 Units/ 11 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK 8R-2	CC10 6/25/02	APPROVED
D#	802-014	S of SW 38 St	13 Unda/	GREENGLADE ELEM-2	CC10	APPROVED
69	S02-117	and W of SW 147 Ave	4 Students	WR THOMAS MID-1 BRADDOCK SR-1	6/25/02	
_	VIRGILIO SANCHEZ #01-332	NWC of Sw 144 and SW 23 St	25 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3	CC10 6/25/02	APPROVED
60				BRADDOCK SR-3		10000150
61	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave, and SW 9 Terr	14 Units/ 8 Students	BELL MID-2 BRADDOCK SR-2	6/25/02	APPROVED
6 2	MERMILIO CONCEPCIÓN 802-118	SEC of SW 147 Ave. and SW 14 St	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 7/16/02	APPROVED
63	JUAN & IDALIA SUAREZ 801-373	SEC of SW 22 St and SW 147 Ave.	30 Unds/ 17 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-4	CC10 7/16/02	APPROVED
64	VIPI CORP., INC. #02-108	W of NW 127 Ave. and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/16/02	APPROVED
45	ONDINA P. GOMAR	SW 148 Ave. and SW 36 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK \$R-1	CC10 7/17/01	APPROVED
66	ACOSTA BROTHERS NURSERY, INC. 801-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	APPROVED
67	CRUZ AND MIRIAM ACOSTA 801-042	350' 5 of Corel Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 7/24/01	APPROVED
68	DANIEL TACHER 801-044	W of SW 144 Ave. and 660' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK 8R-2	CC10 7/24/01	APPROVED
69	JOAQUIN A. SANCHEZ 801-083	W of SW 144 Ave and 825' 8 of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
70	ANTHONY MIJARES 801-125	SW 15 St and W of SW 154 Ave	16 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
71	DOLORES P. GARCIA 801-111	SWC of SW 145 CL and SW 28 St	13 Unita/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 9/25/01	APPROVED
72	F.P.G. WHOLEBALE, INC. 801-193	NEC of SW 10 St. and SW 157 Ave.	94 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	CC10 9/25/01	APPROVED
73	GRACIELA AND EDMUNDO RESPETO \$01-162	Theo, SW 155 Ave, and SW 20 St.	16 Units/ 10 Students	HALL ELEM-S WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
74	DANKRO, INC. AND KRODAN, S.A. 808-316	Btwn Sw 10 St. and Coral Way and W of SW 152 Ave,	733 Units/ 361 Students	HALL & HURSTON ELEM-97/86 BELL & WR THOMAS MID-43/44 BRADDOCK SR-79	CC10 9/25/01	APPROVED \$295,400 Of
76	CORAL WEST, LTD. 802-168	NWC of SW 147Ave and SW 26 St (Coral Way)	154 Units/ 84 Students	MALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 2/19/03	APPROVED
76	SEN INTERNATIONAL, INC. #02-304	W of SW 147 Ave and 5 of SW 30 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK 5R-1	CC10 2/19/03	APPROVED
"	MARIO RODRIGUEZ 502-342	E of SW 147 Ave and N of SW 18 St	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. 801-166	W of SW 147 Ave and SW 28 St	B Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	DENIED



1	CROPSEYVILLE CORP. N.V. 897-369	SWC of SW 167 Ave. and N Kendali Dr	1007 Units/ 368 Students	EVE ÉLÉM-210 HAMMOCKS MID-93 VARELA & SUNSET SR- 85	CC11 10/10/01	APPROVED
2	CUBAN AGRICOLA, INC. 801-068	14945 SW 160 St	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE A. & ILEANA GARCIA 801-199	SEC of SW 52 St. and SW 166 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. 901-337	NW & SWC of SW 45 St and SW 164 Asve.	140 Units/ 72 Students	ROBERTS ELEMID- 39/17 BRADDOCK SR-16	CC11 1/22/02	APPROVED
5	PROVINCIAL REALTY ASSOCIATES, INC., ET AL 901-424	E of SW 167 Ave and S of SW 56 St	100 Units/ 55 Students	ASHE ELEM-30 DOOLIN MID-13 VARELA & BRADDOCK 5R-12	CC11 8/18/02	APPROVED
•	VICTOR & ELIAS SACA & HILDA BALLESTEROS #01-349	NEC of SW 54 St. and SW 167 Ave.	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/01/02	APPROVED
,	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave. and S of SW 75 St	2 Units/ 1 Students	WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
•	TEMA BURK 801-363	7540 and 7575 5W 127 Aves.	7 Units/ 4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED
•	GREENIE PARTNERS, LTD. MOO-101	SWC of SW 122 Ave. and SW 120 St	486 Units/ 188 Students	DEVON AIRE ELEM-102 RICHMOND HIGTS MID- 45 KILLIAN SR-41	CC11 6/26/01	APPROVED \$130,000 O//
10	FICODOM #00-173	NEC of SW 167 Ave. and N. Kendall Dr.	518 Units/ 248 Students	EVE ELEM-133 DOOLIN MID-59 VARELA & BRADDOCK SR-54	CC11 2/06/01	APPROVED \$159,782 O//
11	LAUTARO DEVELOPMENT	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. 800-238	W of SW 157 Ave. and N/S of SW 144 St.	517 Units/ 259 Students	GORDON ELEM-140 RICHMOND HGTS MID- 62 SOUTHRIDGE SR-57	CC11 10/10/01	APPROVED acres O/A or purch 9 ac
13	RAFAEL E. PADIERNE 801-145	SWC of SW 174 St. and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-210	NWC of SW 162 Ave. and SW 62 St	24 Units/ 13 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED .
15	CASTCANA ENTERPRISE, INC. 802-166	NEC of SW 184 St and SW 154 Ave	12 Units/ 6 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE SR-1	CC11 10/30/02	APPROVED
16	JCAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. 301-386	18005 SW 157 Ave	36 Units/ 18 Students	MIAMI HEIGHTS ELEM- 10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT B, LLC	NEC of SW 167 Ave. and SW 56 St.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
13	HOMESTAR AT MILLER COVE, INC. 800-299	N of SW 58 St and W of SW 162 Ave	44 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL 802-147	E of SW 157 Ave. and N of SW 184 St	18 Units/ 9 Students	MIAMI HEIGHTS ELEM-5 REDLAND MID-2 SOUTH DADE 6R-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 167 Ave and N of SW 45 St.	64 Units/ 35 Students	ROBERTS ELEMID-19/8 BRADDOCK SR-8	0:011 11/1 3/0 2	APPROVED
21	MLR DRIVE CO. #02-049	SEC of Sw 167 Ave and Sw 56 St	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	CC11 1/7/03	APPROVED
22	ARMANDO H. COBO #02-142	7441 SW 125 Ave.	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 9/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #99-328 (#01-236)	SWC of SW 56 St. and SW 162 Ave.	53 Units/ 29 Students	ASHE ELEM-16 DOOLIN MID-7 VARELA & SUNSET SR- 3/3	CC11 7/24/02 2/04/03	APPROVED REMANDED
24	LAUTARO DEVELOPMENT	NWC of SW 137 Ave. and SW 120 St.	208 Units/ 121 Students	PEPPER ELEM-65 ARVIDA MID-29 SUNSET SR-27	CC11 2/4/03	APPROVED
25	JJMC VENTURES, INC. 802-344	E of SW 157 Ave. and S of SW 176 St	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVED



PREVIOUSLY APPROVED DEVELOPMENT REPORT CC10, CC11 CC12 (JANUARY '01-MARCH '03)

	TAMIAMI KENDALL	7441 SW 125 Ave	326 Units/ 190 Students	GLORIA FLOYD ELEM-	CC11 4/1/03	APPROVED
26	INVESTMENTS, INC. 999-413		190 Students	RICHMOND HGTS MID-	41703	
	1			SUNSET SR-42		
,	ARLENE POLLOCK 801-110	S of SW 96 St and W of SW 107 Ct	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN 5R-Q	CC12 11/07/01	APPROVED
	CAULEY PALISADE CORP.	9325 SW 128 St	7 Unsta/	VINELAND ELEM-2	CC12	APPROVED
2	#02-096		3 Students	PALMETTO NID-1 KILLIAN SR-0	10/22/02	
	DAVID KING	SWC of SW 96 St	3 Unes/	KENDALE ELEM-1	CC12	APPROVED
3	#01-109	and SW 107 Ct	2 Students	ARVIDA MID-1 KILLIAN SR-0	11/07/01	
	GENERAL CONFERENCE CORP	8100 SW 117 Ave.	10 Units/	SUNSET PARK ELEM-3	CC12	APPROVED
4	OF 7TH DAY ADVENTIST		6 Students	GLADES MID-2 KILLIAN SR-1	7/05/01	
	HARLON & ANN SACHS	9500 SW 68 St.	3 Units/	SNAPPER CREEK ELEM	CC12	APPROVED
	\$ 02-140		1 Students	1 GLADES MID-0	10/22/02	
•				SOUTHWEST MIAMI SR-		}
	JAY A. DAVIS	S of SW 96 St	3 Units/	KENDALE ELEM-1	CC12	APPROVED
•	201-108	and W of SW 107 Ave.	2 Students	ARVIDA MID-1 KILLIAN SR-0	11/07/01	
	MARQUISE'S INVESTMENTS, LLC	9520 SW 92 St.	3 Units/	KENDALE ELEM-1	CC12	APPROVED
7	#00-176		1 Students	GLADES MID-0 KILLIAN SR-0	9/20/2001	
	MARTA DE VARONA	9390 SW 66 St.	2 Units/	SNAPPER CREEK ELEM	CC12	APPROVED
8	#06-376		1 Students	GLADES MID-0 SOUTHWEST MIAMI SR-	2/20/01	
	LUDLAM POINT CLUB, LLC	6801 SW 44 St	118 Units/	S. MIAMI ELEM-0	CC12	APPROVED
•	#02-221		17 Students	S. MIAMI MID-4 S. MIAMI SR-4	11/26/02	
	JORGE A. RODRIGUEZ	5810 SW 97 Ave.	1 Units/	SNAPPER CREEK ELEM	CC12	APPROVED
10	E02-264		O Students	0 GLADES MID-0 SOUTHWEST MIAMI SR-	11/26/02	
	HENRY FORERO	13010 SW 102	4 Unsta/	LEEWOOD ELEM-1	CC12	APPROVED
11	#02-172	Ave.	1 Student	PALMETTO MID-0 KILLIAN SR-0	11/26/02	
	HHJ DEVELOPMENT, LLC	8820-90 SW 94	3 Units/	KENWOOD ELEMID-1/0	CC12	DENIED
12	M01-388	St	1 Student	KILLIAN SR-0	11/26/02	
	OTTO GONZALEZ JR.	6725 SW 97 Ave.	1 Units/	SNAPPER CREEK ELEM	CC12	DENIED
13	#01-364		0 Students	GLADES MID-0	1/24/02	į
-				SOUTHWEST MIAMI SR-		1
	EMILIA A. LAVIN	7890 SW 72 Ave.	4 Units/	LUDLAM ELEM-1	CC12	DENIED
14	#01-375		2 Students	S. MIAMI MID-1 S. MIAMI SR-0	3/26/02	
	RAMON LAVIN	N of SW 60 St	3 Units/	LUDLAM ELEM-1	CC12	DENIED
15	801-378	and approx. 152' W of SW 72 Ave.	1 Students	S. MIAMI MID-D S. MIAMI SR-O	3/26/02	

Note: There are seven applications that are pending which would generate 187 students.



	POPULATION	ATUDENTS PER	CUMULATIVE TOTAL STUDENT:	STATIONS	RELOCATABLE STATIONS	. STER TENTA
		PROJECT	POPULATION	PERMANENT		RELOCATABL
CHOOLS		****	STUDENT: POPULATION	学规模 1日	7.7	Strain Control
OR. BOWMAN FOSTER ASHE	1268	70	1338	1113	193	102%
ARIBBEAN ELEM	944	50	994	927	24	105%
ORAL TERRACE ELEM	598	2	800	451	105	106%
DEVON AIRE ELEM		102	937	896	23	102%
OUGLAS ELEM	835					96%
	1092	•	1101	1143	- 0	
HRISTINA M. EVE ELEM	756	343	1099	886		124%
GLORIA FLOYD ELEM	809	103	912	931	23	98%
JACK D. GORDON ELEM	1793	144	1937	1353	207	124%
GREENGLADE ELEM	629	149	778	457	23	162%
AALL ELEM	633	439	1072	839	23	124%
HURSTON ELEM	676	304	960	1005	•	98%
KENDALE ELEM			1107	848	182	107%
KENWOOD ELEM	1103	4				97%
	1019	27	1048	1053	23	
LEEWOOD ELEM	679	1	680	705	48	90%
LUDLAM ELEM	600	12	612	439	190	97%
NIAMI HEIGHTS ELEM	1297	24	1321	836	158	133%
CLAUDE PEPPER ELEM	1105	131	1298	877	115	125%
JANE ROBERTS ELEMIDDLE	1483	88	1571	1471	92	101%
SEMINOLE ELEM			771	635	23	117%
S. MIAMI ELEM	703	68				135%
	571	9	580	280	149	
BNAPPER CREEK ELEM	611	2	613	492	0	125%
SUNSET PARK ELEM	830	3	833	799	23	101%
VINELAND ELEM	705	2	707	602	125	97%
WINSTON PARK ELEM	1022	5 -	1027	854	46	114%
ARVIDA MID	1905	61	1966	1036	184	161%
BELL MID			1836	1194	176	134%
HOWARD A. DOOLIN MID	1713	123	1830	ו וועיו	170	
						
	1997	89	2086	1210	90	160%
GLADES MID	1997 1830	89 14	2086 1644	1210 845	90 176	
GLADES MID						160%
	1630	14	1644	845	176	160%
GLADES MID HAMMOCKS MID	1830 2480	14	1644 2573	845 1693	176 297	160% 161% 129%
GLADES MID HAMMOCKS MID MAYS MID	1830 2480 1095 1731	14 93 22 2	1644 2573 1117 1733	845 1693 1023	176 297 45	160% 161% 129% 105%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID	1830 2480 1095 1731 1868	14 93 22 2	1644 2573 1117	845 1693 1023 842 966	178 297 45 232 159	160% 161% 129% 105% 148%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID	1830 2480 1095 1731 1868 1763	14 93 22 2 1	1844 2573 1117 1733 1869	845 1693 1023 842 966 1144	178 297 45 232 159 25	160% 181% 129% 105% 148% 168%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID	1830 2480 1095 1731 1868 1763	14 93 22 2 1 9	1644 2573 1117 1733 1869 1772	845 1693 1023 942 966 1144 1207	176 297 45 232 159 25 284	160% 181% 129% 105% 148% 156% 119%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHMOND HEIGHTS MID JANE ROBERTS ELEMIDOLE	1830 2480 1095 1731 1868 1763	14 93 22 2 1	1644 2573 1117 1733 1869 1772 1772	845 1893 1023 842 986 1144 1207	176 297 45 232 159 25 284	160% 161% 129% 105% 148% 160% 152% 119%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID RICHMOND HEIGHTS MID JANE ROBERTS ELEMIDDLE S. MIAMI MID	1830 2480 1095 1731 1868 1763	14 93 22 2 1 9	1644 2573 1117 1733 1869 1772	845 1693 1023 942 966 1144 1207	176 297 45 232 159 25 284	160% 161% 129% 105% 148% 166% 152% 119% 97%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID RICHMOND HEIGHTS MID JAME ROBERTS ELEMIDDLE S. MIAMI MID	1830 2480 1095 1731 1868 1763 1616	14 93 22 2 1 9	1644 2573 1117 1733 1869 1772 1772	845 1893 1023 842 986 1144 1207	176 297 45 232 159 25 284	160% 161% 129% 105% 148% 160% 152% 119%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHMOND HEIGHTS MID JANE ROBERTS ELEMIDOLE	1630 2480 1095 1731 1868 1763 1616 1463	14 93 22 2 1 9 156 39	1644 2573 1117 1733 1869 1772 1772 1522 1223	845 1693 1023 842 966 1144 1207 1471 739	176 297 45 232 159 25 284 92	160% 161% 129% 105% 148% 166% 152% 119% 97%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROBERTS ELEMIDDLE S. MIAMI MID W MIAMI MID	1830 2480 1095 1731 1868 1763 1816 1463 1213	14 93 22 2 1 9 156 39	1644 2573 1117 1733 1869 1772 1772 1522 1223	845 1693 1023 842 966 1144 1207 1471 739	176 297 45 232 159 25 284 92 90	160% 161% 129% 105% 148% 166% 152% 119% 97% 148%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROBERTS ELEMIDDLE S. MIAMI MID W MIAMI MID WR THOMAS MID	1630 2480 1095 1731 1868 1763 1616 1463 1213 1616 1319	14 93 22 2 1 9 156 39 10	1644 2573 1117 1733 1869 1772 1772 1522 1223 1647	845 1693 1023 842 966 1144 1207 1471 739 1268	176 297 45 232 159 25 284 92 90 27	160% 161% 129% 105% 148% 152% 119% 127% 146% 152% 153%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROBERTS ELEMIDDLE S. MIAMI MID W MIAMI MID WR THOMAS MID	1630 2480 1095 1731 1868 1763 1616 1463 1213 1616 1319	14 93 22 2 1 9 156 39 10	1644 2573 1117 1733 1869 1772 1772 1522 1223	845 1693 1023 842 966 1144 1207 1471 739 1268	176 297 45 232 159 25 284 92 90 27	160% 161% 129% 105% 148% 152% 119% 179% 146% 119% 127% 153%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHAND MID RICHMOND HEIGHTS MID JANE ROBERTS ELEMIODLE S. MIAMI MID W MIAMI MID WR THOMAS MID	1630 2480 1095 1731 1868 1763 1616 1463 1213 1616 1319	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808	845 1693 1023 842 986 1144 1207 1471 739 1268 1051	176 297 45 232 159 25 284 92 90 27 0	160% 161% 129% 105% 148% 152% 119% 127% 133%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID W MIAMI MID WR THOMAS MID	1630 2480 1095 1731 1868 1763 1616 1463 1213 1616 1319	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808	845 1693 1023 842 986 1144 1207 1471 739 1268 1051	176 297 45 232 159 25 284 92 90 27 0	160% 161% 129% 105% 148% 152% 119% 127% 153%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID SIANE ROSERTS ELEMIDDLE S. MIAMI NID W MIAMI MID WR THOMAS MID MR THOMAS MID G. HOLMES BRADDOCK SR CORAL PARK SR	1630 2480 1095 1731 1868 1763 1616 1463 1213 1616 1319	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808	845 1693 1023 842 986 1144 1207 1471 739 1266 1051	176 297 45 232 159 25 284 92 90 27 0	160% 161% 129% 105% 148% 152% 119% 127% 153% 127% 153%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID W MIAMI MID WR THOMAS MID MRDUE TOTALS G. HOLMES BRADDOCK SR CORAL PARK SR MIAMI KILLIAN SR	1630 2480 1095 1731 1868 1763 1616 1463 1213 1616 1319	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808	845 1693 1023 842 986 1144 1207 1471 739 1268 1051 1051 3111 2164 2227	176 297 45 232 159 25 284 92 90 27 0	160% 161% 129% 105% 148% 166% 1152% 119% 148% 127% 148% 127% 153% 154% 154% 154%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID W MIAMI MID W THOMAS MID WR THOMAS MID G. HOLMES BRADDOCK SR CORAL PARK SR MIAMI KULLIAN SR MIAMI KULLIAN SR MIAMI KULLIAN SR MIAMI SOUTHRIDGE SR	1630 2480 1095 1731 1868 1763 1616 1463 1213 1616 1319	14 93 22 2 1 9 156 39 10 31 289	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808	845 1693 1023 842 986 1144 1207 1471 739 1266 1051	176 297 45 232 159 25 284 92 90 27 0	160% 161% 129% 105% 148% 166% 152% 119% 177% 148% 127% 153%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID W MIAMI MID W THOMAS MID WR THOMAS MID G. HOLMES BRADDOCK SR CORAL PARK SR MIAMI KULLIAN SR MIAMI KULLIAN SR MIAMI KULLIAN SR MIAMI SOUTHRIDGE SR	1630 2480 1095 1731 1868 1763 1616 1463 1213 1816 1319 23429	14 93 22 2 1 9 156 39 10 31 289 430 27	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808	845 1693 1023 842 986 1144 1207 1471 739 1268 1051 1051 3111 2164 2227	176 297 45 232 159 25 284 92 90 27 0	160% 161% 129% 105% 148% 168% 152% 119% 148% 127% 148% 127% 153% 154% 154%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI NID W MIAMI MID W THOMAS MID WOLLE TOTALS G. HOLMES BRADDOCK SR CORAL PARK SR MIAMI KILLIAN SR MIAMI KILLIAN SR MIAMI SUUTHRIDGE SR MIAMI SUUTHRIDGE SR	1630 2480 1095 1731 1868 1763 1616 1463 1213 1616 1319 23429 3779 4184	14 93 22 2 1 9 156 39 10 31 289 430 27 42 78	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808	845 1693 1023 842 986 1144 1207 1471 739 1268 1051 3111 2164 2227 2372	176 297 45 232 159 25 284 92 90 27 0	160% 161% 129% 105% 148% 152% 119% 148% 127% 153% 122% 138% 154% 154% 159%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MAMI MID NY MIAMI MID NY THOMAS MID MEDDLE TOTALS G. HOLMES BRADDOCK SR CORAL PARK SR MIAMI KILLIAN SR MIAMI SQUTHRIDGE SR MIAMI SQUTHRIDGE SR MIAMI SQUTHRIDGE SR MIAMI SQUTHRIDGE SR	1630 2480 1095 1731 1868 1763 1616 1463 1213 1616 1319 23429 4445 4394 3779 4184 3566	14 93 22 2 1 9 156 39 10 31 289 430 27 42 78	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808 5075 4421 3821 4282 3728	845 1693 1023 842 986 1144 1207 1471 739 1268 1051 3111 2164 2227 2372 2660	176 297 45 232 159 25 284 92 90 27 0 1044 1015 257 309 978	160% 161% 129% 105% 148% 168% 152% 119% 148% 127% 148% 127% 153% 154% 159% 159% 159% 159% 159% 159%
SLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RECHAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MAMI MID NY MIAMI MID NY THOMAS MID MEDDLE TOTALS G. HOLMES BRADDOCK SR CORAL PARK SR MIAMI KILLIAN SR MIAMI SOUTHRIDGE SR MIAMI SUUTHRIDGE SR SI MIAMI SUUTHRIDGE SR MIAMI SUUTHRIDGE SR SI MIAMI SR SI MIAMI SR	1630 2480 1095 1731 1868 1763 1616 1463 1213 1816 1319 23429 3779 4184 3366 2824 3026	14 93 22 2 1 9 156 39 10 31 289 430 27 42 78 142 9 20	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808 5075 4421 3821 4282 3728 2833	845 1693 1023 842 986 1144 1207 1471 739 1268 1051 3111 2164 2227 2372 2660 1671	176 297 45 232 159 25 284 92 90 27 0 1044 1015 257 309 978 283	160% 161% 129% 105% 148% 168% 152% 119% 148% 127% 148% 122% 138% 154% 159% 152%
GLADES MID HAMMOCKS MID MAYS MID HOWARD D. MCMILLAN MID PALMETTO MID REDLAND MID RICHMOND HEIGHTS MID JANE ROSERTS ELEMIDDLE S. MIAMI MID W MIAMI MID WR THOMAS MID MRDUE TOTALS G. HOLMES BRADDOCK SR CORAL PARK SR MIAMI KILLIAN SR	1630 2480 1095 1731 1868 1763 1616 1463 1213 1816 1319 23429 3779 4184 3356	14 93 22 2 1 9 156 39 10 31 289 430 27 42 78 142 9	1644 2573 1117 1733 1869 1772 1772 1522 1223 1847 1808 5075 4421 3821 4282 3728 2833 3046	845 1693 1023 842 986 1144 1207 1471 739 1268 1051 3111 2164 2227 2372 2660 1671 1818	176 297 45 232 159 25 284 92 90 27 0 1044 1015 257 309 978 283 281	160% 161% 129% 105% 148% 168% 152% 119% 148% 127% 148% 122% 138% 154% 159% 102% 132% 145%

25

Page 7 of 7

76092

TOTAL

127%

7837

55101

Miami-Dade County Public Schools Charter Schools

Existing Charter School

- (1) ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- 2 ASPIRA (North) Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- 3 ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- (4) Coral Reef Montessori Academy, 19000 SW 112 Avenue, Miami, FL 33157
- Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- Ooral Academy High School, 11100 NW 27 Street, Miaml, FL 33172
- Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- B Liberty City Charter School, 8700 NW 5 Avenue, Mlami, FL 33150
- Mater Center School, Inc., 7700 NW 98 Street, Hialeah Gardens, FL 33016
- 10 Mater Academy East, 417 SW 4 Avenue, Miami, FL 33130
- M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- 12 North County Charter School, 3400 NW 135 Street, Miaml, FL 33054
- (3) Northeast Academy, 1750 NE 168 Street, North Miami Beach, FL 33162
- (4) Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- (15) Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- (6) Rosa Parks Community School Overtown, 430 NW 9 Street, Miami, FL 33136
- (7) Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- (18) Spiral Tech Elementary, 12400 SW 72 Street, Miami, FL 33183
- (9) Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018
- 20 Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- 36 Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- Trchimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- 38 North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- Sandor Wiener School of Opportunity, 20000 NW 47 Court, Opa-Locka, FL 33055 and 11025 SW 84 Street, Miami, FL 33173

Approved Contracts for 2003-2004

- Keys Gate Charter School, SW 152 Avenue and SE 24 Street, Homestead, FL 33030
- 22 Miaml Children's Museum Charter School, Watson Island, FL
- Bayard Rustin Charter School, SW 312 Street, east of SW 167 Avenue, Miami, FL 33033
- Elizabeth du Fresne Charter School, SW 117 Avenue, north of SW 164 Terrace, Miami, FL 33157
- Tobias Simon Charter School, 24400 SW 137 Avenue, Miaml, FL 33032
- 33179 Janet Dean Charter School, north of Ives Dairy Road, between NE 10 and 12 Avenue, Miami, FL 33179
- Yaro Sojka Charter School, SW 127 Avenue and 72 Street, Miami, FL 33183
- 40 Albert Shanker Charter School, SE corner of Quail Roost Drive and Florida Turnpike, Mlami, FL 33189
- 1 Yvonne Perez Charter School, SW 112 Street and US 1, Miami, FL 33156
- Excelsior Academy, SW 127 Avenue & Sunset Drive, Miami, FL 33183
- B Sunset Heights Charter School, SW 84 Avenue & Sunset Drive, Miami, FL 33143
- Sweet Home Charter School, SW 184 Street and 107 Avenue, Miami, FL 33157
- Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- 43 Somerset Academy, 11101 SW 80 Avenue, Miami, FL 33156
- 45 Gibson Charter School, 3629 Grand Avenue, Miami, FL 33133

Approved Applications for 2003-2004

- 3 Stanley AxIrod Charter School, 7901 NW 103 Street, Miami, FL 33018
- Paul Cejas Charter School, 17801 NW 2 Avenue or NW 175 Street and NW 7 Avenue, Miami, FL
- Chancellor Charter School at Coral Gables, Downtown Coral Gables
- Coral Gables Community Charter School, Downtown Coral Gables
- Miami Shores Senior (location to be determined)
- 46 Children First Charter School, 590 W 20 Street, Hialeah, FL 33010
- Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- Mater Academy South Charter School, Sweetwater area
- Mater Gardens Academy Elementary School, Hialeah Gardens area
- Mater Gardens Academy Middle School, Hialeah Gardens area
- School for Integrated Academics and Technologies (SIATech) 3050 NW 183 Street, Miami, FL 33056, and

12350 SW 285 Street, Homestead, FL 33033

- 3 West Hialeah Academy, Hialeah area
- Balere Language Academy, 20130 SW 304 Street, Homestead, FL 33030
- Dinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175

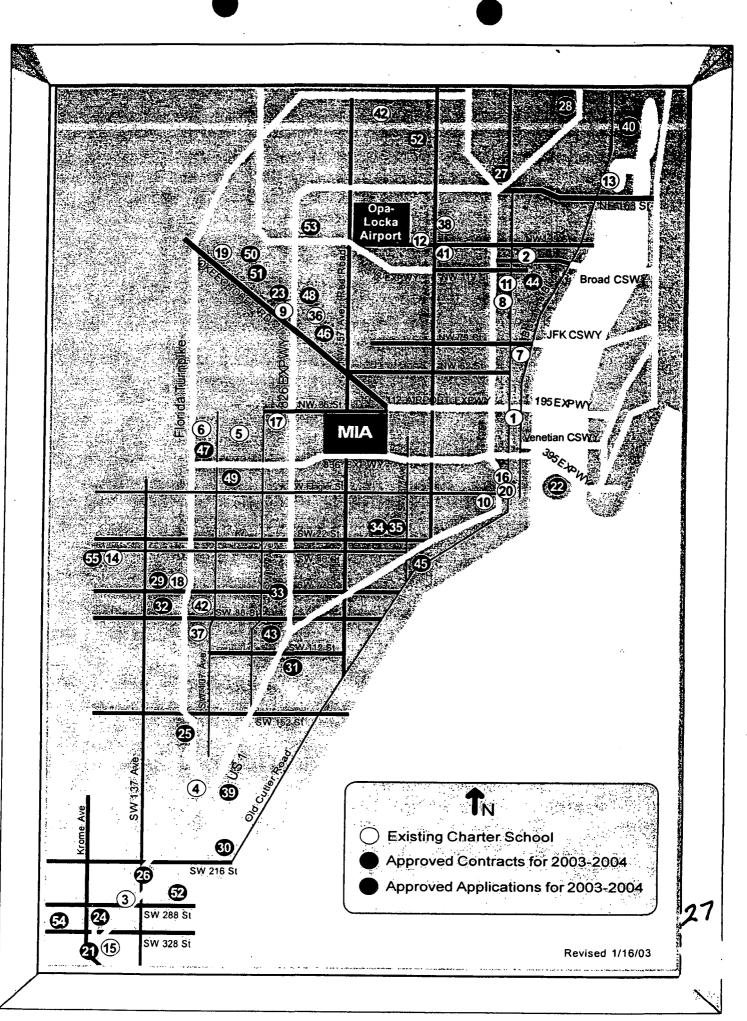
Mater Springs Academy Elementary School (location to be determined)

Mater Springs Academy Middle School (location to be determined)

Nova Southeastern University Charter Academy of Excellence (location to be determined)

Miami-Dade Charter Foundation (6 sites - locations to be determined)

Somerset Academy (8 sites - locations to be determined)





DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO. CORPORATION NAME	
NAME, ADDRESS AND OFFICE	Percentage of Stock
Manuel Ramos, President Frank Aixala, Vice President Manuel Ramos, Jr., Secretary 2750 SW 129 Avenue Miami, Florida 33175	33.3 33.3
If the property which is the subject of the application list the beneficiaries of the trust and the percent where the beneficiary/beneficiaries consist partnership(s) or other similar entities, furthed discloses the identity of the individual(s) (natural interest in the aforementioned entity).	entage of interest held by each. [Note: of corporation(s), another trust(s), er disclosure shall be required which
TRUST NAME	
NAME AND ADDRESS	Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

	PARTNERSHIP OR LIMITED PARTNERSH	IP NAME
	NAME AND ADDRESS	Percentage of Ownership
	e is a CONTRACT FOR PURCHASE, when	
purcha partne consis	nd whether a Corporation, Trustee, or Partnesers below, including the principal officers. [Note: where the principal officers, sto another corporation, trust, partnershipsure shall be required which discloses the half having the ultimate ownership interest in NAME	ers, stockholders, beneficiaries, or ckholders, beneficiaries, or partners p, or other similar entities, further identity of the individual(s) (natural
NAME	ADDRESS AND OFFICE (if applicable)	Percentage of Interest
	Date of contract:	

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my

knowledge and belief.

Signature:

(Applicant)

Airela

Sworn to and subscribed before me,

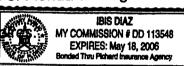
this 3 day of

E005. 1

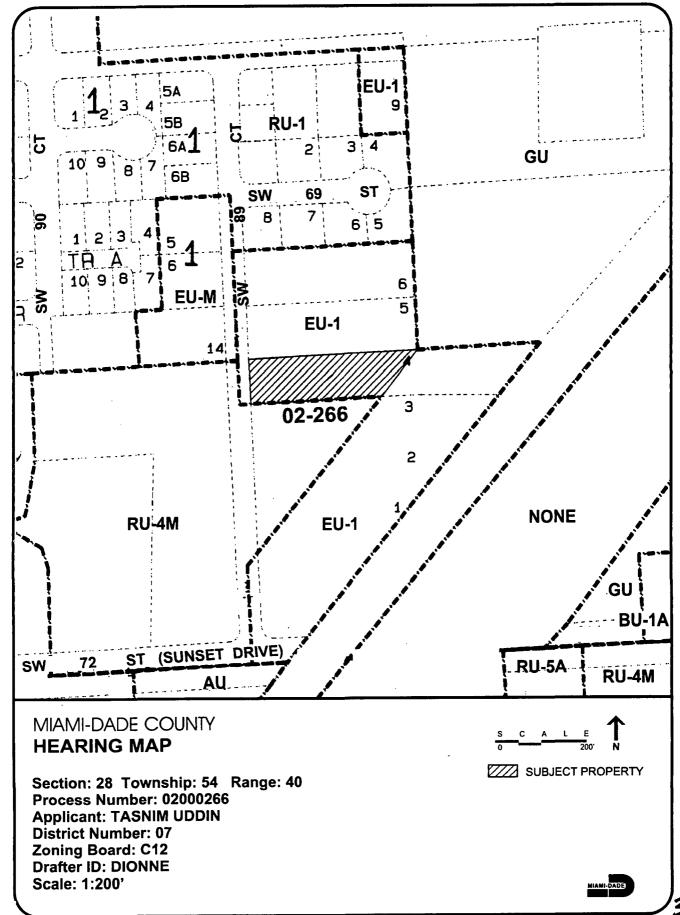
(SEAL)

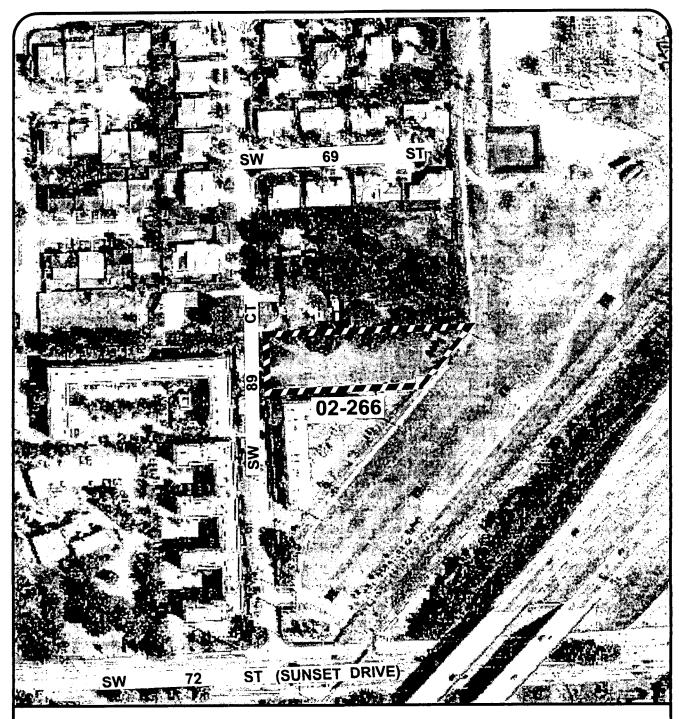
Notary Public, State of Florida at Large

My Commission Ex



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.





MIAMI-DADE COUNTY

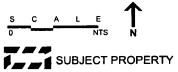
AERIAL

Section: 28 Township: 54 Range: 40

Process Number: 02000266 Applicant: TASNIM UDDIN

District Number: 07 Zoning Board: C12 Drafter ID: DIONNE

Scale: NTS





A. TASNIM UDDIN (Applicant)

03-2-CZ12-1 (02-266) Area 12/District 7 Hearing Date: 4/8/03

Property (Owner (if different from	applicant) <u>Same.</u>		
	n option to purchase □ Yes □ No ☑	I / lease □ the property pred	dicated on the approval	of the zoning
Disclosur	e of interest form attach	ed? Yes □ No ☑		
	<u>Prev</u>	ious Zoning Hearings on the	e Property:	
<u>Year</u>	<u>Applicant</u>	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin	East of 89 Ct & appox508'N of 72 St. Miami-Dade County		
APPLICANT	ADDRESS		
04/08/2003	02-266		
DATE	HEARING NUMBER		

CURRENT ENFORCEMENT HISTORY:

03/14/2003

Inspection conducted

03/14/2003

No current violations

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 12 MOTION SLIP

Applicant Name: TASNIM UDDIN

Representative: <u>Jerry Proctor</u>			Objectors: <u>Clara Jacobson</u>			
Hearing No. 03-2-CZ12-1 (02-266)		Hearing Date: February 18, 2003				
R	Resolution No. CZA	312	03			
Motion: Per Department		Stand	ard Con	ditions:		
Per DIC		Deferred to: April 8, 2003				
Approved as Requested		Withd	rawal _			
Denied Without Prejudice						
Denied With Prejudice						
Other: <u>To correct an error in</u>	the legal and to work	with the	neighb	ors	<u>.</u>	
Revised plans accepted?	YES		<u> </u>	_		
Covenant accepted?	YES			_		
	•					
		Yes	No	Absent		

	Yes	No	Absent
			-
Douglas Kruger	X		
Jose I. Valdes		X	
Nelson A. Varona	X		
Robert W. Wilcosky	X		1
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS:	YES	'NO <u>X</u>	County Attorney: Thomas Robertson
-----------	-----	--------------	-----------------------------------

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANT: Tasnim Uddin

PH: Z02-266 (03-2-CZ12-1)

SECTION:

28-54-40

DATE: April 8, 2003

COMMISSION DISTRICT: 7

ITEM NO.: A

A. INTRODUCTION

o <u>REQUEST:</u>

EU-1 to RU-3M

o SUMMARY OF REQUEST:

This request will allow the applicant to change the zoning on the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o <u>LOCATION:</u>

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o SIZE: 0.76± Acre

o IMPACT:

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. **ZONING HEARINGS HISTORY**: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
- 2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property:

EU-1; vacant lot Office/Residential

Surrounding Property:

NORTH: EU-1; single-family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4M; apartments Office/Residential

EAST: EU-1; well field Institutional and Public Facility

WEST: RU-4M; apartments Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable*

Location of Buildings: N/A

Compatibility: Acceptable*

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
Energy Considerations:
N/A
Roof Installations
N/A
Service Areas:
N/A
Signage:
N/A
Urban Design:
N/A

^{*}with the proffered covenant

Tasnim Uddin Z02-266 Page 3

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. <u>NEIGHBORHOOD SERVICES:</u>

DERM
Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
No objection
No objection
No objection

Schools 3 additional students

H. ANALYSIS:

This application was deferred from the meeting of February 18, 2003, in order to correct the legal advertisement and to allow time for the applicant to meet with the neighbors. The request will allow the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant is not required to submit a site plan in conjunction with this application, and is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant intends to proffer a covenant indicating the development of the site with non-rental units, limiting the density on the site to ten (10) townhouse units with the intended purchase and application of one (1) SUR (Severable Use Right), requiring site plan approval through the Administrative Site Plan Review process, and providing enhanced landscaping along the north property line abutting an existing single-family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate **12**

Tasnim Uddin Z02-266 Page 4

PM daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". Miami-Dade County Public Schools has indicated that the proposed rezoning will bring an additional 3 students to the schools in the area.

The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be consistent with the CDMP. As previously mentioned, the applicant intends to purchase one (1) SUR to be allowed a maximum of ten (10) townhouse units on the site and will proffer a covenant restricting the development of the site to same. Said covenant will also restrict the development of the site to non-rental units, require site plan approval through the ASPR process and require enhanced landscaping between the site and the abutting existing single-family use to the north. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be compatible with the surrounding area. Therefore, staff recommends approval of this application subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED:

01/13/03

DATE TYPED:

01/27/03

DATE REVISED:

02/03/03, 02/12/03, 03/07/03, 03/18/03

DATE FINALIZED:

03/18/03

DO'QW:AJT:MTF:REM:TLR

Diane O' Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning

care (2)



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

January 17, 2003

SUBJECT:

C-12 #Z2002000266-Revised

Tasinim Uddin

E/O SW 89th Court & N/O SW 72nd Street

DBC from EU-1 to RU-3M

(EU-1) (0.76 Ac.)

28-54-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

a M. Robert

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

C-12 #Z2002000266-Revised

Tasinim Uddin

Page 2

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED

JAN 28 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANHING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1067	SW 72 St. e/o Palmetto Expwy.	С	C
9704	SW 97 Ave. s/o SW 88 St.	С	С
F-1076	SW 87 Ave. n/o SW 85 St.	С	С
F-68	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Raul A. Pino, P.L.S.

FEB. O 4 2003

Date



- Miemi-Dada County Public Schools

giving our students the world

Miami-Dade County School Board

Dr. Michael M. Krop, Chair Dr. Robert B. Ingram, Vice Chair Agustin J. Barrera Frank J. Bolaños Frank J. Cobo Perla Tabares Hantman Betsy H. Kaplan Dr. Marta Pérez Dr. Solomon C. Stinson

January 30, 2003

Superintendent of Schools Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County Department of Zoning Evaluation 111 NW 1 Street, Suite 1110 Miami, Florida 33128

Re: Tasnim Uddin - Application No. 02-266 (CC12)

East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Attached please find an analysis from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Blue Lake Elementary, Glades Middle and Miami Killian Senior High.

The impacted middle and senior high schools are over capacity, based on the data provided by the Office of Information Technology. Also, please note that the School District's current 5-year work plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.



DEPT. OF PLANNING & ZONING ZONING EVALUATION SECTION BY Ms. Ruth Ellis Myers January 30, 2003 Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good Coordinator III

PG:am L-816 Attachment

cc: Ms. Ana Rijo-Conde

Mr. Fernando Albuerne Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-266, Tasnim Uddin (CC12)

REQUEST:

Zone change from EU-1 to RU-3M

ACRES:

.76 acres

LOCATION:

East of SW 89 Court and North of SW 72 Street

UNITS:

8 additional units (1 unit currently permitted under existing zoning

classification)

ESTIMATED

STUDENT

POPULATION:

3 students*

ELEMENTARY:

2

MIDDLE:

1

SENIOR:

-

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE:

Glades Middle - 9451 SW 64 St.

SENIOR HIGH:

Miami Killian Senior- 10655 SW 97 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Blue Lakes Elem.	603	835	72%	38
Glades Mid.	1630	845	193%	176
Miami Killian Sr.	3779	2227	170%	257

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers: In each classroom and media center

Capital Improvements since 1990: None

Recognition for Academic Achievement:: "A" school

Special Programs: Before/After-school care

Lunch schedule: Begins at 10:30 a.m.

Non-instructional space utilized for

instructional purposes: None

Teachers required to float/travel: None

Glades Middle:

Access to computers: In each classroom, special computer labs

and media center

Capital Improvements since 2000: Classrooms, Media Center, Cafeteria,

Art/Music Suites, Science Labs and

Auditorium

Recognition for Academic Achievement:: Five Star Award and "A" school past two

years

Special Programs: Before/After-School Care and Enrichment

Classes

Lunch schedule: Begins at 11:10 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel: French and Spanish

Miami Killian Senior High:

Access to computers: In each classroom, in special computer labs

and in the Media Center

Capital Improvements since 2000: None

Recognition for Academic Achievement:: None

Special Programs: None

Lunch schedule: Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes: Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel: ESE, Language Arts, Math, Science, Social

Studies, Vocational, Foreign Language and

Art

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>

Status

Projected Occupancy Date

N/A

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 2 x \$ 13,063 = \$ 26,126 MIDDLE 1 x \$ 14,978 = \$ 14,978

Total Potential Capital Cost

\$ 41,104

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.



DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO.
CORPORATION NAME

NAME, ADDRESS AND OFFICE

Manuel Ramos, President
Frank Aixala, Vice President
Manuel Ramos, Jr., Secretary
2750 SW 129 Avenue
Miami, Florida 33175

If the property which is the subject of the application is owned or leased by a TRUSTEE,

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME	
NAME AND ADDRESS	Percentage of Interest

TOLIOT NIABAC

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	5
	Percentage of Ownership
	<u> </u>
	·
	SE, whether contingent on this application or
isclosure shall be required which disclersons) having the ultimate ownership in	partnership, or other similar entities, further oses the identity of the individual(s) (natural sterest in the aforementioned entity].
NAME	
	cable) Percentage of Interest
AME, ADDRESS AND OFFICE (if applied	Sable) 1 Croomago of moroca
AME, ADDRESS AND OFFICE (if appli	Sable)
AME, ADDRESS AND OFFICE (if appli	
AME, ADDRESS AND OFFICE (if appli	
AME, ADDRESS AND OFFICE (if applied)	
AME, ADDRESS AND OFFICE (if applied)	
AME, ADDRESS AND OFFICE (if applied to the control of the control	- Croomago or moros.
AME, ADDRESS AND OFFICE (if applied)	- Croomago or interest
Date of contract:	

\73190\11125\#524679 v 1 4/3/03 10:34 AM

or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my

knowledge and belief.

Signature:

(Applicant)

Enk Aixela

Sworn to and subscribed before me,

this 3 day of _

Eors,

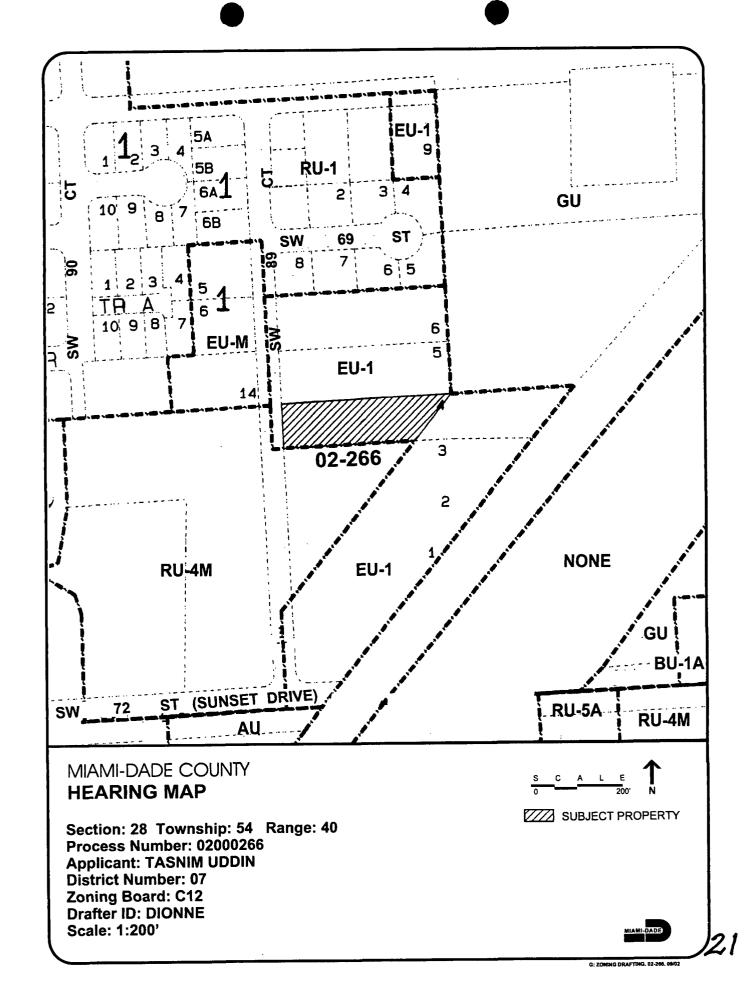
(SEAL)

Notary Public, State of Florida at Large

My Commission Ex



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.





MIAMI-DADE COUNTY

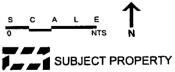
AERIAL

Section: 28 Township: 54 Range: 40

Process Number: 02000266 Applicant: TASNIM UDDIN

District Number: 07
Zoning Board: C12
Drafter ID: DIONNE

Scale: NTS





1. TASNIM UDDIN (Applicant)

03-2-CZ12-1 (02-266) Area 12/District 7 Hearing Date: 2/18/03

Property (Owner (if different from	applicant) <u>Same.</u>		
Is there a request?] /. lease □ the property pred	dicated on the approval	of the zoning
Disclosure	e of interest form attach	ned? Yes □ No ☑		
	<u>Prev</u>	ious Zoning Hearings on th	e Property:	
<u>Year</u>	<u>Applicant</u>	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING LAND USE PLAN DESIGNATION

Subject Property:

EU-1; vacant lot Office/Residential

Surrounding Property:

NORTH: EU-1; single-family residence Residential, 2.5 to 6.0 dua

SOUTH: RU-4M; apartments Office/Residential

EAST: EU-1; well field Institutional and Public Facility

WEST: RU-4M; apartments Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable*

Location of Buildings: N/A

Compatibility: Acceptable*

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Access: Acceptable

Parking Layout/Circulation:

Visibility/Visual Screening:

Energy Considerations:

N/A

Roof Installations

N/A

Service Areas:

N/A

Signage:

Urban Design:

N/A

^{*}with the proffered covenant

Tasnim Uddin Z02-266 Page 3

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
No objection
No objection
No objection

Schools 3 additional students

H. ANALYSIS:

The request will allow the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant is not required to submit a site plan in conjunction with this application, and is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant intends to proffer a covenant indicating the development of the site with non-rental units, limiting the density on the site to ten (10) townhouse units with the intended purchase and application of one (1) SUR (Severable Use Right), and providing enhanced landscaping along the north property line abutting an existing single-family residence.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate 12 PM daily peak hour vehicle trips, the addition of which will not exceed the current Levels of

Tasnim Uddin Z02-266 Page 4

Service (LOS) which are at LOS "C" and "E". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring an additional **3 students** to the schools in the area.

The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be consistent with the CDMP. As previously mentioned, the applicant intends to purchase one (1) SUR to be allowed a maximum of ten (10) townhouse units on the site and will proffer a covenant restricting the development of the site to same. Said covenant will also restrict the development of the site to non-rental units, require site plan approval through the ASPR process and require enhanced landscaping between the site and the abutting existing single-family use to the north. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be compatible with the surrounding area. Therefore, staff recommends approval of this application subject to the Board's acceptance of the proffered covenant.

I. <u>RECOMMENDATION:</u>

Approval, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED:

01/13/03

DATE TYPED:

01/27/03

DATE REVISED:

02/03/03, 02/12/03

DATE FINALIZED:

02/12/03

DO'QW:AJT:MTF:REM:TLR

Diane O' Quinn Williams, Director Miami-Dade County Department of

Affints I Toner

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

January 17, 2003

SUBJECT:

C-12 #Z2002000266-Revised

Tasinim Uddin

E/O SW 89th Court & N/O SW 72nd Street

DBC from EU-1 to RU-3M

(EU-1) (0.76 Ac.)

28-54-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

In a M. Robert

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

C-12 #Z2002000266-Revised

Tasinim Uddin

Page 2

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

C-12 #Z2002000266-Revised Tasinim Uddin Page 3

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

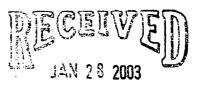
Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



ANAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEFT. OF PLANNING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	С
F-1067	SW 72 St. e/o Palmetto Expwy.	C	С
9704	SW 97 Ave. s/o SW 88 St.	С	C
F-1076	SW 87 Ave. n/o SW 85 St.	С	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*) Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Raul A. Pino, P.L.S.

FEB. O 4 2003

Date



giving our students the world

Miami-Dade County School Board

Dr. Michael M. Krop, Chair Dr. Robert B. Ingram. Vice Chair Agustin J. Barrera Frank J. Bolaños Perla Tabares Hantman · Betsv H. Kaplan

Frank J. Cobo

Dr. Marta Pérez Dr. Solomon C. Stinson

January 30, 2003

Superintendent of Schools Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County Department of Zoning Evaluation 111 NW 1 Street. Suite 1110 Miami, Florida 33128

Tasnim Uddin - Application No. 02-266 (CC12) Re:

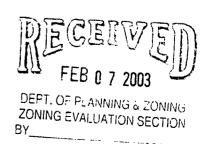
East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Attached please find an analysis from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Blue Lake Elementary, Glades Middle and Miami Killian Senior High.

The impacted middle and senior high schools are over capacity, based on the data provided by the Office of Information Technology. Also, please note that the School District's current 5-year work plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.



Ms. Ruth Ellis Myers January 30, 2003 Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good Coordinator III

PG:am L-816 Attachment

cc: Ms. Ana Rijo-Conde

Mr. Fernando Albuerne Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-266, Tasnim Uddin (CC12)

REQUEST:

Zone change from EU-1 to RU-3M

ACRES:

.76 acres

LOCATION:

East of SW 89 Court and North of SW 72 Street

UNITS:

8 additional units (1 unit currently permitted under existing zoning

classification)

ESTIMATED

STUDENT

POPULATION:

3 students*

ELEMENTARY:

2

MIDDLE:

1

SENIOR:

_

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE:

Glades Middle - 9451 SW 64 St.

SENIOR HIGH:

Miami Killian Senior- 10655 SW 97 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Blue Lakes Elem.	603	835	72%	38
Glades Mid.	1630	845	193%	176
Miami Killian Sr.	3779	2227	170%	257

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers: In each classroom and media center

Capital Improvements since 1990: None

Recognition for Academic Achievement:: "A" school

Special Programs: Before/After-school care

Lunch schedule: Begins at 10:30 a.m.

Non-instructional space utilized for

instructional purposes: None

Teachers required to float/travel: None

Glades Middle:

Access to computers: In each classroom, special computer labs

and media center

Capital Improvements since 2000: Classrooms, Media Center, Cafeteria,

Art/Music Suites, Science Labs and

Auditorium

Recognition for Academic Achievement:: Five Star Award and "A" school past two

years

Special Programs: Before/After-School Care and Enrichment

Classes

Lunch schedule: Begins at 11:10 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel: French and Spanish

Miami Killian Senior High:

Access to computers: In each classroom, in special computer labs

and in the Media Center

Capital Improvements since 2000: None

Recognition for Academic Achievement:: None

Special Programs: None

Lunch schedule: Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes: Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel: ESE, Language Arts, Math, Science, Social

Studies, Vocational, Foreign Language and

Art

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>

Status

Projected Occupancy Date

N/A

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY

\$ 13,063 = \$ 26,126 2 x

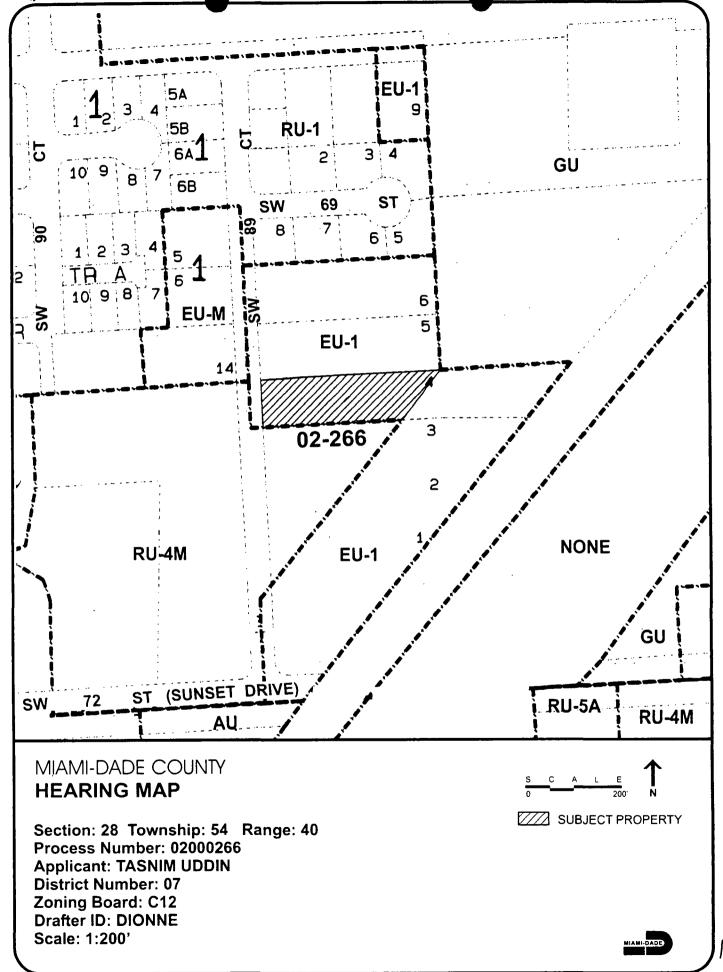
MIDDLE

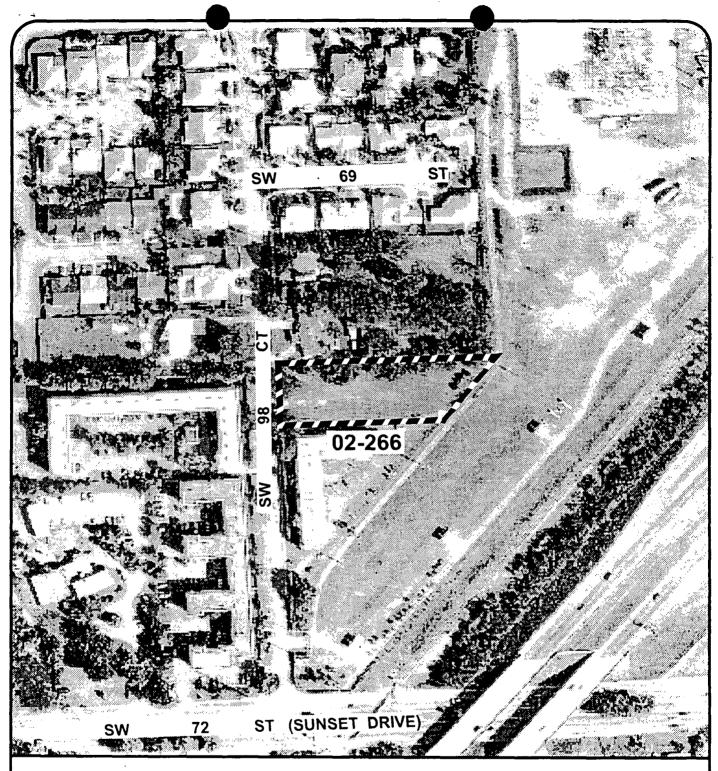
 $1 \times $14,978 = $14,978$

Total Potential Capital Cost

\$ 41,104

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.





MIAMI-DADE COUNTY

AERIAL

Section: 28 Township: 54 Range: 40

Process Number: 02000266 Applicant: TASNIM UDDIN

District Number: 07 Zoning Board: C12 Drafter ID: DIONNE

Scale: NTS





MEMORANDUM

TO:

Diane O'Quinn Williams

DATE:

September 27, 2002

Director

Department of Planning and Zoning

FROM:

Danny Alvarez, Director

Miami-Dade Transit

SUBJECT:

FY03 Blanket Concurrency Concurrency Approval for

Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc:

Aurelio Rodriguez, Assistant Director

Mario G. Garcia, Chief

70:

- 67.474 uring pape Shawa" MD

Guillermo E. Olmedillo. Director

Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director /

Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks. Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

		RESOURC	ES RECOVERY F	ACILITY			TRASH-TO-F	UEL FACILITY		SOUTH DADE	NORTH DADE	i WMI	WTI	
Proje	aste scions On-see one) Gross Tonneg	Unders to South Dade	Sryedded Tires to North Dade		Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dede	Net Tonnage [3]	Landilli Garbage [4]	Landfill Trash (5)	Landid Gerage/Tresh (6)	Wasse to energy Trash [7]	Total [1]-[7]
2001 " 1,8 2002 1,6 2003 " 1,6 2004 1,6 2005 1,6 2006 1,6	46,000 936 87,000 936 87,000 936 87,000 936 87,000 936 87,000 936 87,000 936 87,000 936	000 167,000 000 167,000 000 167,000 000 167,000 000 167,000 000 167,000	11,000 11,000 11,000 11,000 11,000 11,000	138,000 138,000 138,000 138,000 138,000 138,000	625.000 620.000 620.000 620.000 620.000 620.000 620.000 620.000	270.000	18,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000	22,000 27,000 27,000 27,000 27,000 27,000 27,000 27,000 27,000	156,000 195,000 195,000 195,000 195,000 196,000 196,000 195,000	230,000 230,000 230,000 230,000 230,000 -230,000 230,000	272.000 284.000 284.000 384.000 384.000 384.000 384.000	140,000 140,000 140,000 140,000 140,000 140,000	100,000 100,000 0 0 0	1,867,000 1,867,000 1,867,000 1,867,000 1,867,000 1,867,000

RESOURCES	GARBAGE	TRASH	TOTAL	
* TOTAL & 1.75M	670,000	66.000	\$36,000 (63% G/	7%T)
		196,000	198,000 (9771)	
" TOTAL & 1 COM	870,000	65,000	128,000 (83%G/	7% T)
		270,000	270,000 (RTI)	
TOTAL @ 1.69M	870,000	96,000	100,000 (83%G/	7%T)
TW at 000,000 own		270,000	270,000 (RTI)	
TOTAL	WASTE STREAM	PERCENTAGES		
@1.69 MILLIONS TO	MS			
GARBAGE 56 4%			952.000	
TRASH 43 3%			730,000	
SPECIAL 0 3%			5.000	
TOTAL			1,687,000	

REMAINING CAPACITY BY FACILITY			A	South Dade (wro call 5)
REMARING CAPACITY BY FACCULT	Ashfill	South Dade	North Dade	(a less 44 m lons)
Year	Capacity *	Capacity **	Capacity ***	4,748,000
Base Capacity	3.150.000	9,148,000	3,943,000	4.425,000
2000	3,003.000	8.625.000	3.671.000	4,195,000
2001	2.865,000	8,595,000	3,407,000	3,985,000
2002	2,727,000	8,365,000	3,143,000	
2002	2,589,000	8,135.000	2.779.000	3,735,000
	2,451,000	7,905.000	2.415.000	1,505.000
2004	2.313.000	7,675,000	2,051,000	3,275,000
2005	2.175.000	7,445,000	1,687,000	3,045.000
2006	2.037.000	7,215,000	1,323,000	2.615.000
2007	1,899,000	6,965,000	959,000	2,585,000
2008	1.761 000	6.755.000	595,000	2.355.000
2009	1,623,000	6.525.000	231,000	2,125,000
2010		6,295,000	0	1,895.000
2011	1,485,000	6,065,000	0	1,865.000
2012	1,347,000	5,835,000	. 0	1.435.000
2013	1,209,000	5,695,000	ō	1,205,000
2014	1,071,000	5.375.000	ō	975,000
2015	933.000	5.145.000	ŏ	745.000
2016	795,000	4,915,000	ŏ	515,000
2017	657,000	4,665,000	0	285,000
2018	519,000		0	55,000
2019	381,000	4.455,000	0	-175,000
2020	243.000	4,225,000	0	-405,000
2021	105.000	3.995.000	•	-868,000
2022	0	3,732,000	0	-1,036,000
2023	0	3,364.000	0	-1,404,000
2024	3	2.995.000	Q	
2025	0	2,628.000	0	-1,772.000
2026	e	2.260.000	0	-2,140,000
2027	ė	1,692,000	0	-2.508.000
2028	c c	1,524,000	0	-2,876,000
2029	0	1,156.000	0	-3,244,000
2030	Ö	788.000	0	-3,612.000
	ů .	420.000	0	-3,960,000
2031	ŏ	52,000	0	-4,348.000
2032	٥	-315,000	0	-4,716,000
2033	0	-684,000	0	+5,084.000
2034	0	-1.052.000	0	-5.452.000
2035	0	-1,420,000	ò	-5, 820,00 0
2036	0	-1,788,000	0	-6,188,000
2037		-2.156,000	ŏ	-8,556,000
2036	0	-2.524,000	ŏ	-6,924,000
2039	0	-2,324,000	·	

"Ashin capacity includes call 17-20, cells 19-20 have not been constructed."
"South Date includes calls 3, 4 and 5, cell 5 has not been constructed. Once ashift capacity is used to sait goes to South Date. Assumes as unders consumes capacity whether or not it is used as cover." North Dates capacity represents bustoou of the facility. When North Dates tended capacity is destered it sets is exported. At capacity faces are earned from the Capacity of Marin-Date Causity Landles report properties by the Engineering Division of the Department of South Waste Management. Dated October 1999.

21

con2000woBED

MEMORANDUM

TO:

Dianne O'Quinn-Williams, Director

DATE:

August 6, 2002

Department of Planning and Zoning

SUBJECT: Concurrency Approval

FROM:

Vivian Donnell Rodriguez

Director

Park and Recreation Department

13

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED 12002

MAMINDADE COUNTY
DIRECTOR'S OFFICE
DIRECTOR'S OFFICE
ZOOF EVANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

BBD	1995	Accrued	Total	Need @	Bxist	ting Local Open	Space	Total	Surplus	Level
	Population	Population	Population	2.75 Acres Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Local Open Space	(Deficit) Acres	of Service
6382		(医多环复数及位性医毒素)			2065#68888655	=======================================		=========	=6========	*#225252
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	. 85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
		.00808080808	**************		2 65592 3 6836363			25200 00056 0050	0003600000000	******
(:	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522



MEMORANDUM

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning,

FROM: Danny Alvarez, Executive Director

Office of Public Transportation Management

DATE:

September 3, 2002

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27th Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27th Avenue between those two points be flagged for review by OPTM staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief OPTM System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: Pepe Valdes Mario G. Garcia

Original to Helen Brown

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

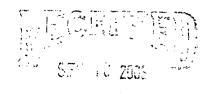
Department of Solid Waste Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

			RESOURCE	S RECOVERY	FACILITY		RTI FACILITY			LANDFILLS			WHEELABRATOR		
				•							SOUTH DADE	NORTH DADE	WMI	(contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	(1}-(8)
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000		54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000	273,500	395,000	100,000	9	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000		67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000 27,000	176,000 176,000	263,500 263,500	395,000 395,000	100,000 100,000	ا	1,705,500 1,705,500
2008 2009	1,705,500 1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	ا	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	·	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000		1,705,500
	ES RECOVER		GARBAGE	TRASH	TIRES	TOTAL							•		
• TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	les Tires)						
" TOTAL	₽ 1.72M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	les Tires)						
··· TOTAL	@ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	les Tires)						
TOTAL WA	STE STREAM	PERCENTAGI	ES @1.84 MILLI	IONS TONS											
GARBAGE			997,000												
TRASH 44.			816,000												
SPECIAL (ncludes Tires)	1.3%	24,000 1,537,000												
DEMAININ	G CAPACITY F	Y FACILITY A	T END OF FISC	CAL YEAR										<u>. </u>	
T.C. W. C. C.	0 014 710111 0														
		•			Ashfill						outh Dade	North Dade	WMI ****		
Year					Capacity *						Capacity **	Capacity ***	Disposed		
Base Cap	acity				207,000						4,352,000	3,130,000	146,000		
2003					61,000						3,942,000	2,797,000	100,000		
2004					0						3,668,500	2,402,000 2,007,000	188,000 249,000		
2005					0						3,395,000	1,612,000	249,000		
2006 2007					0						2.868.000	1,217,000	249,000		
2007					0						2,604,500	822,000	249,000		
2009					ŏ						2,341,000	427,000	249,000		
2010					ō						2,077,500	32,000	249,000		
2011					Ó						1,702,000	0	500,000		
2012					0						1,294,500	0	500,000		
2042											887 000	0	500 000		

- Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (VMII).
- ** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

2013

2014 2015

2016 2017

2018

Total Remaining Years

- *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
- **** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill. All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

500,000

500,000

500,000

0

0

887,000

479,500

72,000

-- gg. +74 wring back Ssawa" MS

Guillermo E. Olmedillo. Director

Building & Zoning Department

DATE:

May 3rd. 1999

SUBJECT:Concurrency
Approval

FROM:

TO:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director /

Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks. Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM



	1 :		RESOURCE	S RECOVERY F	CILITY			TRASH-TO-F	UEL FACILITY		SOUTH DADE	NORTH DADE	WMI	WTI	!
Yes	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade		Nei Tonnage [2]	RT: Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash (5)	Candidi Garbage/Trash (6)	Waste to energy Trash [7]	Total [1]-[7]
2000 .	1,746.000	936,000	152,000	12,000	147,000 138,000	525.000 620.000	196,000 270,000	18,000 48,000	22,000 27, 00 0	156,000 195,000		264,000	140,000	100,000	1,687.00
2001 ** 2002	1,687,000	936,000 936,000 936,000	167,000 167,000 167,000	11,000 11,000 11,000	138,000	620,000 620,000	270.000 270.000	48,000 48,000		195,000 195,000	230,000	264,000 364,000	140,000	į o	1,687,00 1,687,00
2003 *** 2004 2005	1,687,000 1,687,000	936,000 936,000	167,000	11,000	138.000	620,000 620,000	270,000 270,000	48.000 48.000	27,000 27,000	195,000 195,000	230.000	364,000 384,000 364,000	140,000	0	1.687.00
2006	1,687,000	938,000 938,000	167,000 167,000	11,000 11,000		620,000 620,000 620,000	270,000 270,000 270,000	48,000 48,000 48,000	27,000	195,000 195,000 195,000	230,000	384.000	140,000	0	1.687.0

RESOURCES	GARBAGE	TRASH	TOTAL
· TOTAL @ 175N	870 000	66.000	\$36,000 (93%Q/7%T)
101110		196,000	196,000 (RTI)
" TOTAL @ 1 59M	870,000	66.000	936,000 (93%G/7%T
ioine g	•	270,000	270.000 (RTI)
··· TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO	INS.		
GARBAGE 56 4%			952.000
TRASH 43 3%			730,000
SPECIAL 0 3%			5.000
TOTAL			1,587,000

MAINING CAPACITY BY FACILITY	•	South Dade	North Dede	South Dade (w/o cell 5)
-	Ashfill	Capacity **	Capacity ***	(se less 4.4 m tons)
ear	Capacity *	9.148,000	3,943,000	4,748,000
ese Capacity	3,150.000	8,825,000	3,671,000	4,425,000
000	3,003.000	8,595,000	3,407,000	4,195.000
01	2.865.000	5,365,000	3,143,000	3,965,000
102	2.727.000	8,135,000	2,779,000	3,735,000
003	2.589.000	7,905,000	2,415,000	3,505.000
04	2,451,000	7,675,000	2,051,000	3,275,000
05	2,313,000	7,445,000	1,687,000	3,045,000
06	2.175.000	7.215.000	1,323,000	2.815.000
07	2.037.000		959,000	2,585,000
06	1,899.000	6.985,000	595.000	2,355,000
OF	1,761 000	6,755,000	231,000	2,125,000
oic	1,623.900	6,525.000	231,000 C	1,895.000
011	1,485,000	6,295,000	0	1,665,000
012	1,347,000	6,065,000		1,435.000
13	1,209.000	5,835,000	0	1,205,000
14	1,071,000	5,605.000		975,000
115	933,000	5,375.000	0	745.000
16	795,000	5,145,000	0	515,000
17	657,000	4,915,000	0	285.000
18	519,000	4.685.000	C	285,000 55,000
19	381,00C	4.455,000	c	
	243,000	4,225,000	0	-175.000
20 21	105,000	3,995.000	0	-405,000
	0	3,732.000	0	-668.000
22	0	3,364.000	0	-1,036,000
23	õ	2,996 000	0	-1,404,000
124	0	2,626,000	C·	-1,772,000
25	c c	2,260,000	0	-2,140,000
26	0	1.892.000	e	-2.508.000
27	Ç Ç	1,524,000	0	-2,876,000
28		1,158,000	0	-3,244,000
029	0	788.000	ō	-3.612.000
30	0	420,000	ō	-3,980,000
131	0	52,000	ů.	-4,348,000
032	0	-316,000	0	-4,718,000
233	9	-684,000	ō	5,084,000
34	0	1,052,000	0	-5,452,000
035	0	-1,052.000 -1,420,000	0	-5.820.000
036	0	-1,788,000 -1,788,000	ŏ	-5,188,000
337	0		0	-6,556,000
036	0	-2,156,000	0	-6,924,000
038	© .	-2,524,000	ņ	-0.024.000
		32	10	19

Ashfic capacity includes call 17-20 cats 19-20 have not been constructed.

"South Data includes cats 3, 4 and 5 call 5 has not been constructed. Once ashfid capacity is used up as 5 call 5 has not been constructed. Once ashfid capacity is used up can be south Data described as a construction of the factory. When horn Data landfit capacity is decreased to the capacity layers and carried from the Capacity have been decreased to the Capacity C

MEMORANDUM

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

DATE:

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6. 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000	Accrued	Total	Need @ 2.75 Acres Per 1000 (Acres)	Exist	ing Local Open	Total Local	Surplus (Deficit)	Level of	
	Population	Population	Population		Park Acres	School field Acres	1/2 Private Acres	Open Space	Acres	Service
====					=======================================	=======================================	=======================================			=======
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
===				=======================================			=======================================			=======
	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495